



25 Chestnut Crescent, The Elms

Torksey, Lincoln, LN1 2NL

£63,700

A two bedroom Single Park Home positioned in this popular development of The Elms, Torksey. The site has 24-hour manned security, secure park-owned storage and ten acres of protected parkland with lakes and access to the canal. The property has internal accommodation to comprise of a bay-fronted Lounge, Dining Area, Kitchen, Inner Hallway, Shower Room and two Bedrooms. Outside there is a Storage Area, Utility Room, Gardens to the front and side and an off-street parking space. *Please note that there are no pets allowed and there is an age restriction of 50 and over.*



Chestnut Crescent, The Elms, Torksey, Lincoln, LN1 2NL

SERVICES

Mains electric, water and drainage. LPG central heating.

COUNCIL TAX BAND – A (West Lindsey District Council).

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln on the A57 and continue along, passing Saxilby and at the Drinsey Nook Junction continue forward on to the A156 towards Gainsborough. Go over the bridge at Torksey Lock and The Elms is located on the right hand side.

LOCATION

The Elms Retirement Development is situated just on the outskirts of the small village of Torksey. The village itself offers a local Golf Club, many countryside walks and a wealth of historical heritage to explore and the nearby villages of Loughterton and Saxilby offer village shops and amenities. Road and rail links are excellent, with the A1 approximately 15 minutes away and a rail link to London is also available at Newark. The beautiful City of Lincoln, with its shopping and historical attractions, is approximately 12 miles away. The Elms is an award winning fully residential luxury retirement park home site, licensed all year round for 339 homes, situated in Torksey in the heart of rural Lincolnshire. Residents at The Elms enjoy peace and tranquillity, beauty and comfort, economy and security all on a private estate which includes 10 acres of protected park land, 3 lakes, natural wildlife and beautiful landscaping. The adjoining canal offers peaceful walks together with private fishing. The residents benefit from bus services to Lincoln and Gainsborough (There is a Tesco's free bus and The Elms mini bus, which is run by the residents).

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

GROUND RENT - £TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



INNER HALLWAY With UPVC window and door to the side aspect, doors leading to the Kitchen, Shower Room and two Bedrooms and fitted cupboard housing the gas central heating boiler.

KITCHEN 8' 10" x 6' 3" (2.70m x 1.91m), with UPVC window to the side aspect, leading into the Dining Room, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap over, spaces for a cooker and fridge and wall-mounted cupboards with complementary splashbacks below.

LOUNGE 12' 5" x 12' 0" (3.81m x 3.68m), with UPVC bay window to the front aspect, UPVC window and door to the side aspect and radiators.

DINING AREA 8' 3" x 5' 6" (2.52m x 1.68m), with UPVC window to the side aspect, space for a dining table, radiator and double glass panelled door leading into the Lounge.

BEDROOM 1 8' 5" x 11' 11" (2.57m x 3.65m), with UPVC window to the side aspect, radiator and fitted wardrobes.

BEDROOM 2 7' 10" x 7' 11" (2.39m x 2.42m), with UPVC window to the side aspect, radiator and fitted wardrobes.

SHOWER ROOM 5' 6" x 5' 11" (1.68m x 1.81m), with UPVC window to the side aspect, radiator and suite to comprise of WC, wash hand basin and shower cubicle.

OUTSIDE To the front of the property there is an off street parking space and a lawned Garden with flowerbeds. To the side there is a paved seating area, steps up to the side of the property and lawned areas.

STORE 4' 4" x 9' 4" (1.34m x 2.87m), with door to the side aspect.

UTILITY ROOM 4' 7" x 12' 2" (1.41m x 3.71m), with power, lighting, water supply and door to the side aspect.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £350 per sale and £150 per purchase from them.

CWH and J. Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the costs of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lesors) for whom they act as Agents give notice that:

1. The details are a general outline and guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

