



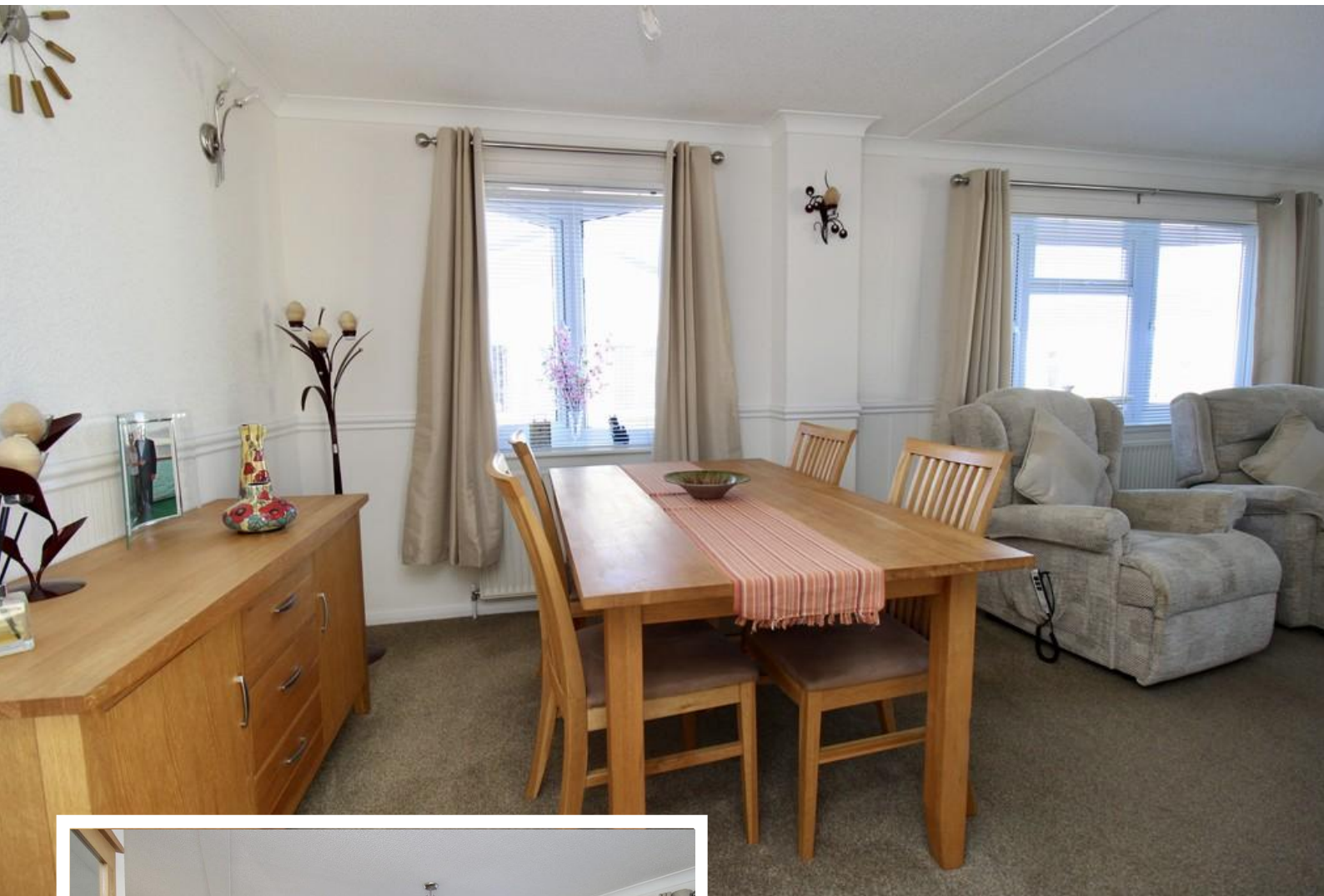
## 10 Kensington Grove

Torksey Lock, Lincoln, LN1 2GD

**£130,000**

A two bedroom double Park Home positioned in this popular residential site of Little London in Torksey, close to Lincoln and Gainsborough. The property is suitable for the over 50s and has well-presented internal accommodation to comprise of an Inner Hallway, L-shaped Lounge/Diner with bay windows, modern fitted Kitchen, Shower Room and two well-appointed Bedrooms both with walk-in wardrobes. Outside there are Front, Side and Rear Gardens and a Driveway to the side providing off-street parking for one vehicle.





#### **SERVICES**

Mains electric, water and drainage. LPG central heating.

#### **COUNCIL TAX BAND – A**

**LOCAL AUTHORITY** - West Lindsey District Council

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Little London is a park home development to the west of the historic Cathedral and University City of Lincoln, close to Torksey Lock and has regular bus services into Lincoln and Gainsborough.

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**

Approx. £132.50 pcm, electricity is charged for separately and is collected with the Ground Rent.

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



## ACCOMMODATION

### INNER HALLWAY

With UPVC window and door to the side aspect, radiator, cloaks/storage cupboard and doors leading to the Lounge, Kitchen, two Bedrooms and the Shower Room.

### L-SHAPED LOUNGE/DINER

### LOUNGE AREA

17' 3" x 10' 11" (5.28m x 3.35m), with UPVC bay windows to the side and front aspects, radiator and fireplace.

### DINING AREA

9' 7" x 7' 11" (2.93m x 2.43m), with UPVC window to the side aspect, radiator and door to the Kitchen.

### KITCHEN

15' 1" x 7' 11" (4.62m x 2.43m), with UPVC window and door to the side aspect, fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap over, cooker, space for a washing machine, integral fridge freezer, airing cupboard and wall-mounted cupboards.

### BEDROOM 1

9' 1" x 10' 3" (2.79m x 3.14m), with UPVC bay window to the side aspect, radiator and walk-in wardrobe.

### WALK-IN WARDROBE

5' 3" x 4' 10" (1.62m x 1.48m), with radiator.

### BEDROOM 2

9' 2" x 9' 5" (2.80m x 2.89m), with UPVC window to the side aspect, radiator and walk-in wardrobe.

### WALK-IN WARDROBE

5' 3" x 4' 7" (1.62m x 1.41m), with radiator.

### SHOWER ROOM

6' 11" x 6' 1" (2.12m x 1.87m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin and radiator.

### OUTSIDE

Outside there are Front, Side and Rear Gardens, flowerbeds and a Driveway to the side providing off-street parking.

#### 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](http://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 to 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 £150 per sale and £150 per purchase from them.

CWH and J. Walter 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 renovations. 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 550088 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 work out the cost of financing your purchase.

#### NOTE

1. None of the 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

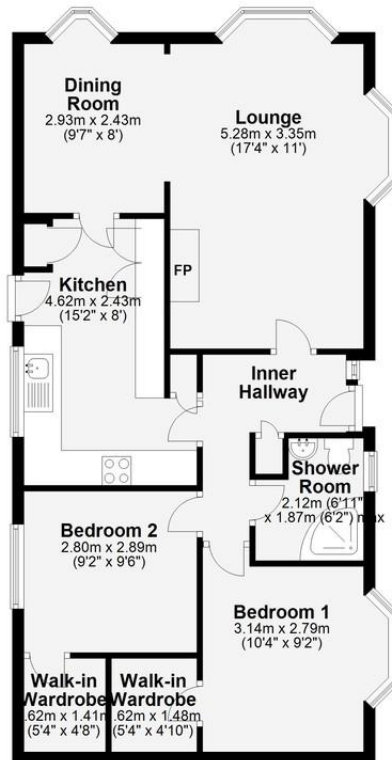
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Licensor) for whom they act as Agents given notice that:

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### Ground Floor

Approx. 72.4 sq. metres (778.8 sq. feet)



Total area: approx. 72.4 sq. metres (778.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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