



14 Regent Circle

Torksey Lock, Lincoln, LN1 2XB

£175,000

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 situated on this over-50s site with well-presented internal accommodation to comprise of a modern fitted Kitchen, Dining Area, Lounge, luxury Family Bathroom, Main Bedroom with Dressing Area and En-Suite and a further Bedroom. Outside there are gardens to the front, side and rear, a driveway to the side providing off-street parking and an outside workshop/shed. The property further benefits from No Onward Chain.





SERVICES

Mains electric, water and drainage. Piped Flo Gas central heating.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln on the A57, continue along passing the village of Saxilby and Drinsey Nook junction. Continue to the A1567 towards Gainsborough and just before the bridge on the right hand side the park home Little London can be found. Please wait at the gates to be escorted onto the site.

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 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 door to the side aspect, doors leading to the Dining Area, Bedrooms and the Bathroom and radiator.

DINING AREA

7' 6" x 9' 7" (2.29m x 2.93m), with UPVC window to the side, radiator, space for a dining table, door to the Kitchen and archway to the Lounge.

LOUNGE

11' 3" x 18' 11" (3.44m x 5.79m), with three UPVC bay windows to the front and side aspects, gas fire and radiators.

KITCHEN

12' 4" x 9' 0" (3.76m x 2.76m), with UPVC window and door to the side aspect, vinyl floor covering, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral appliances including electric oven, four ring Calor gas hob with extraction above, fridge, freezer and dishwasher, wall-mounted cupboards with complementary splashbacks below and floor-mounted fan heater.

BATHROOM

6' 7" x 5' 10" (2.01m x 1.80m), with UPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin, radiator, vinyl flooring and part-tiled walls.

BEDROOM 1

9' 3" x 9' 5" (2.83m x 2.88m), with UPVC window to the side aspect, radiator and doors to the Dressing Area and En-Suite.

DRESSING AREA

5' 8" x 3' 4" (1.74m x 1.04m), fitted with shelving.

EN-SUITE

5' 9" x 5' 3" (1.76m x 1.61m), with UPVC window to the rear aspect, vinyl flooring, suite to comprise of shower, WC and wash hand basin, radiator and part-tiled walls.

BEDROOM 2

9' 3" x 9' 2" (2.82m x 2.81m), with UPVC window to the side aspect, radiator and fitted wardrobes.

GARDENS

Outside there are gardens to the front, side and rear, a shed to the rear of the property and a driveway to the side providing off-street parking.





WEBSITE

Our detailed website show 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

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who 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 then 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 then we will receive a referral fee of up to £125.

Mundys Financial Services who 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 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 roughly checked.

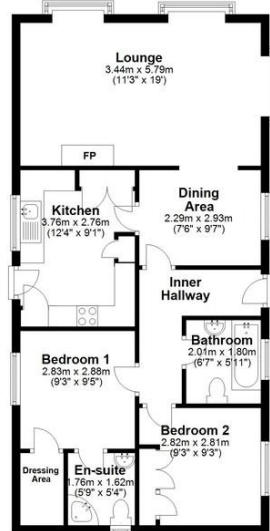
GENERAL

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 (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for 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 whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Ground Floor



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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 and 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.

