



6 The Oval

Torksey Lock, Lincoln, LN1 2ZT

£200,000

An immaculate and spacious two double bedroom park home situated on the popular over 50's retirement complex of Little London within the village of Torksey Lock. The property has internal accommodation comprising of Lounge, Kitchen/Dining Room, Utility Room, Study, Two Double Bedrooms, Dressing Room and En-Suite Shower Room to the Master Bedroom and Bathroom. Outside there is a block paved Driveway, Detached Single Garage and beautiful landscaped Gardens. The Little London park home site is a secure gated development within easy reach of the Cathedral City of Lincoln and the Market Town of Gainsborough. Viewing is highly recommended.



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SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

VIEWINGS - By prior appointment through Mundys.

LOCATION

Little London is a secure gated park home development in the village of Torksey, to the West of the historic Cathedral and University City of Lincoln and South of the Market Town of Gainsborough. It is situated along the River Trent. Torksey is a picturesque village known for its historic charm, with various old buildings and a scenic riverside setting. It's a place where you can enjoy riverside walks and immerse yourself in the tranquil English countryside.

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 - Approximately £143 pcm.

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



ACCOMMODATION

HALL

With radiator and two storage cupboards.

LOUNGE

11' 11" x 19' 0" (3.65m x 5.80m), with three double glazed windows to the front and side aspects, wall-mounted electric fire and two radiators.

KITCHEN/DINING ROOM

11' 7" x 19' 0" (3.55m x 5.80m), fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, eye-level electric oven and gas hob with extractor fan over, integral fridge freezer and dishwasher, two radiators, spotlights and double glazed windows to the front and rear aspects.

UTILITY ROOM

7' 8" x 5' 11" (2.35m x 1.82m), fitted with a range of wall and base units with work surfaces over, storage cupboard housing the wall-mounted gas-fired central heating boiler, radiator and door to the rear garden.

STUDY

6' 1" x 5' 0" (1.87m x 1.53m), with double glazed window to the front aspect and radiator.

BEDROOM 1

10' 10" x 9' 6" (3.32m x 2.90m), with double glazed window to the front aspect, radiator and dressing table.

DRESSING AREA

7' 2" x 3' 4" (2.20m x 1.02m), with two double wardrobes.

EN-SUITE SHOWER ROOM

6' 11" x 5' 6" (2.13m x 1.68m), fitted three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, part tiled walls and double glazed window to the rear aspect.

BEDROOM 2

11' 0" x 9' 3" (3.37m x 2.82m), with double glazed window to the rear aspect, radiator and three double wardrobes.

BATHROOM

6' 6" x 6' 3" (2.00m x 1.91m), fitted three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, part tiled walls and double glazed window to the front aspect.

OUTSIDE

Outside the property benefits from a block paved driveway providing off-street parking for multiple vehicles and access to the Detached Single Garage, enclosed lawned gardens with patio seating area and flowerbeds.





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 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 thoroughly checked.

GENERAL

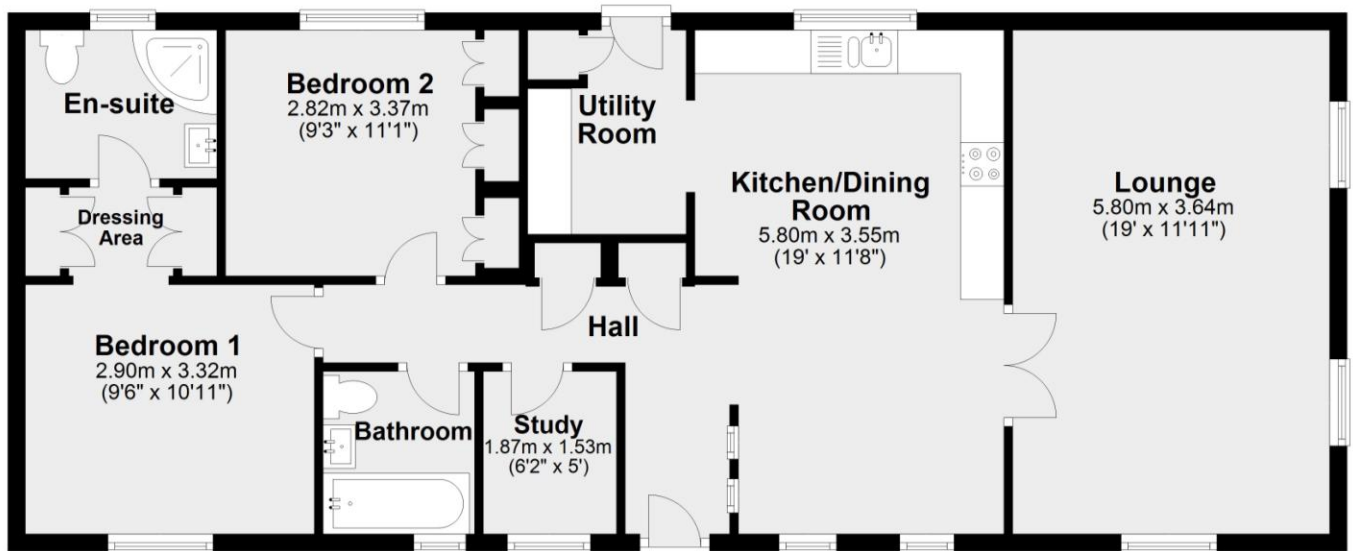
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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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 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.

