



19 Hawthorn Avenue, The Elms

Torksey, Lincoln, LN1 2TW

£95,000

Situated on an award winning development, this well presented park home sits on a pleasant plot in a cul de sac location. The Elms is a private estate which includes 10 acres of protected parkland, three lakes, natural wildlife, beautiful landscapes and has the added benefit of a barrier controlled entrance, motor home and caravan storage area, private canals, moorings and fishing are available. The property has internal accommodation to comprise of Entrance Hall, Kitchen Diner, Lounge, two Bedrooms, Shower Room, Storage Room and Utility Room. There are well maintained gardens to the side and an allocated parking space. Viewing of the property is recommended.



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.

GROUND RENT - £TBC

NOTE

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 from The Elms.

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

RESTRICTIONS

Please note that there are no pets allowed and there is an age restriction of 50 and over.



LOCATION

The Elms Retirement Village is situated just on the outskirts of Torksey. Torksey itself offers a Golf Club, many countryside walks, a wealth of historical heritage to explore and the nearby villages of Laughterton 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 village, licensed all year round for 339 homes 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 homes are surrounded by extremely well maintained grounds. Residents of The Elms benefit from the convenience of fresh produce brought to the door via mobile butcher, baker, greengrocer services as well as regular milk and paper rounds. There is a local bus service available at the entrance to the park. In addition to this, residents run a very successful private minibus service. The setting is one of peace and beauty in conjunction with access to conveniences.

ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed external door and window to side elevation, radiator, coving to ceiling, two storage cupboards, doors to two Bedrooms, Shower Room and Kitchen/Diner and airing cupboard housing the wall-mounted gas-fired central heating boiler.



KITCHEN / DINER

13' 10" x 9' 8" (4.22m x 2.95m), with uPVC double glazed windows to both side elevations, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1½ bowl black composite sink unit and drainer with mixer tap, four ring gas hob with extractor fan over, integral oven and dishwasher, space for a fridge freezer, extractor fan, radiator, coving to ceiling and spotlights.



LOUNGE

13' 11" x 12' 0" (4.24m x 3.66m), with uPVC double glazed bay window to front elevation, uPVC double glazed window and external door to side elevation, fire surround with marble hearth and electric fire inset and radiator.



BEDROOM 1

13' 10" x 8' 6" (4.22m x 2.59m), with uPVC double glazed window to side elevation, built-in wardrobe and dressing table, radiator and coving to ceiling.

BEDROOM 2

9' 1" x 7' 10" (2.77m x 2.39m), with uPVC double glazed window to side elevation, built-in wardrobe, high-level storage units, radiator and coving to ceiling.

SHOWER ROOM

With tiled floor, fully tiled walls, suite to comprise of low level WC, wash hand basin and walk-in shower cubicle with mains shower, radiator, coving to ceiling, spotlights and extractor fan.



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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

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Plan produced using PlanUp.

UTILITY ROOM

13' 11" x 6' 8" (4.24m x 2.03m), with base unit with work surface over, sink unit and drainer with mixer tap, space and plumbing for a washing machine and space for a tumble dryer.

OUTSIDE

There is a lawned garden with decorative gravelled beds leading to a patio seating area with access to the Storage Room and Utility Room. There is also an allocated parking space providing off-road 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

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 Gilsen 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 Waller 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 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 01 522 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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