



1 Willow Lane, The Elms

Torksey, Lincoln, LN1 2PP

£100,000

A larger than average two bedroom detached Park Home with an Outbuilding, Workshop and Utility/Store Room. The internal accommodation briefly comprises of Kitchen Diner, Lounge, Shower Room and two well-appointed Bedrooms with a range of fitted wardrobes. The property is situated on a corner plot with off-street parking to the front.

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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.

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.

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

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 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 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).

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

ACCOMMODATION

INNER HALLWAY

With UPVC window to the side aspect, door to the side aspect and doors to the Bedrooms, Shower Room and Kitchen Diner.

KITCHEN/DINER

11' 5" x 13' 10" (3.49m x 4.23m), with UPVC windows to the side aspects, fitted with a range of base units and drawers with work surfaces over, sink and drainer with mixer tap over, integral oven, space for a fridge freezer, wall-mounted cupboards with complementary tiling below, radiator and space for a dining table.

LOUNGE

12' 1" x 13' 10" (3.70m x 4.23m), with UPVC bay window to the front aspect, window and door to the side aspect, radiator and fireplace.

SHOWER ROOM

6' 8" x 5' 11" (2.05m x 1.81m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, part-tiled walls and radiator.

BEDROOM 1

8' 6" x 9' 1" (2.61m x 2.78m), with UPVC window to the side aspect, radiator and fitted wardrobes.

BEDROOM 2

7' 10" x 9' 1" (2.40m x 2.78m), with UPVC window to the side aspect, radiator and fitted wardrobes.

OUTSIDE

There are extensive lawned gardens, mature shrubs, trees and off-street parking to the front.

STORE

9' 5" x 8' 11" (2.89m x 2.74m), with doors to the Workshop and Utility Room, power and lighting.

WORKSHOP

9' 5" x 9' 3" (2.89m x 2.83m), with window to the front aspect, power and lighting.

UTILITY ROOM

9' 5" x 9' 6" (2.89m x 2.91m), fitted with work surfaces, sink and drainer with mixer tap, power and lighting.





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

SMS & Better Edge, 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

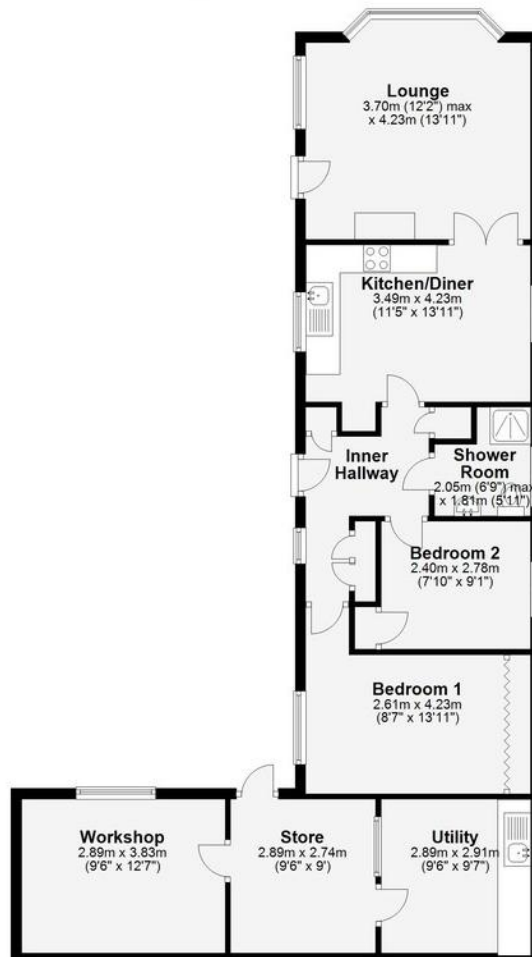
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 88.4 sq. metres (951.4 sq. feet)



Total area: approx. 88.4 sq. metres (951.4 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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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