



## 14 Chestnut Crescent, The Elms

Torksey, Lincoln, LN1 2NL



Book a Viewing!

**£134,950**

A spacious two bedroom double Park Home positioned on the Award Winning over 50's residential site of The Elms. The property has recently had a programme of improvements including new kitchen, new bathroom, replacement carpets and redecoration. The Elms is situated on 10 acres of protected park land with three lakes, natural wildlife and beautiful landscaping and 24 hours security. The property has spacious living accommodation comprising of Hall, refitted Kitchen, Lounge, Dining Room, refitted four piece Bathroom, two Double Bedrooms with fitted furniture, Utility Room and two Store Rooms. There is an allocated parking space to the front, a single garage and a garden to the side. Viewing of the property is highly recommended to appreciate the accommodation on offer and the tucked away position it sits within this retirement development. The property further benefits from No Onward Chain.

**Chestnut Crescent, The Elms, Torksey, Lincoln, LN1 2NL**



**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 INFORMATION**

Annual Ground Rent - £ TBC

Ground Rent Review Period - Annually in April.

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.

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



## 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).



## ACCOMMODATION

### HALL

With two storage cupboards, airing cupboard and radiator.

### LOUNGE

19' 5" x 11' 1" (5.92m x 3.40m), with two double glazed bay windows to the front aspect, double glazed sliding doors to the side aspect, electric fire and two radiators.



### DINING ROOM

10' 0" x 8' 10" (3.07m x 2.71m), with double glazed window to the side aspect and radiator.

### KITCHEN

13' 0" x 9' 2" (3.98m x 2.81m), refitted with a modern range of base and wall units with work surfaces over, stainless steel sink with side drainer and mixer tap over, space for a fridge freezer, integrated dishwasher, electric oven with gas hob and extractor fan and double glazed window to the side aspect.

### BEDROOM 1

12' 11" x 9' 6" (3.96m x 2.91m), with double glazed window to the side aspect, radiator and a range of fitted bedroom furniture including three double wardrobes, overbed storage, drawers and dressing table with mirror.

### BEDROOM 2

10' 0" x 9' 6" (3.05m x 2.90m), with double glazed window to the side aspect, radiator and a range of fitted bedroom furniture including three double wardrobes, desk, overbed storage, drawers and dressing table with mirror.



### BATHROOM

Fitted with a four piece suite comprising of walk-in shower cubicle, panelled bath, pedestal wash hand basin and close coupled WC, radiator, shaver point and double glazed window to the side aspect.



#### STORE

17' 10" x 5' 9" (5.44m x 1.76m), with lighting.

#### STORE

11' 8" x 6' 7" (3.56m x 2.01 m), with lighting and power.

#### UTILITY ROOM

7' 8" x 6' 7" (2.34m x 2.01 m), with spaces for washing machine and tumble dryer, light and power.

#### GARAGE

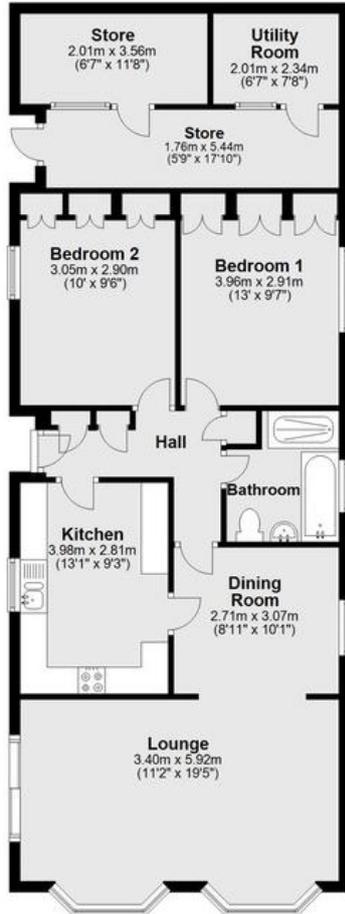
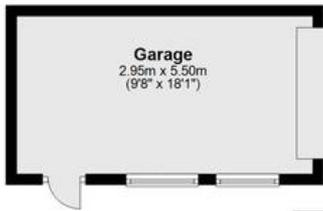
18' 0" x 9' 8" (5.50m x 2.95 m), with up and over door, side personal door, light and power.

#### OUTSIDE

The property benefits from a parking space, garage and a lawned garden.

#### Ground Floor

Approx. 112.4 sq. metres (1209.5 sq. feet)



Total area: approx. 112.4 sq. metres (1209.5 sq. feet)

For illustration purposes only  
Plan produced using PlanUp

#### 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 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, Bird & 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, J Walter and Callum Lyman 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.

Coverings 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 as not verified.

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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 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.

