



12a Acacia Avenue, The Elms

Torksey, Lincoln, LN1 2NY

£158,000

A two bedroom double Park Home beautifully positioned on this award winning over 50's residential site. The Elms is situated on 10 acres of protected park land with three lakes, natural wildlife and beautiful landscaping and 24 hour security. The property is situated on the edge of the park with fantastic views over the lakes and parkland and has spacious living accommodation comprising of Porch, Hall, fitted Kitchen, Lounge, Dining Room, Bathroom, two Double Bedrooms with fitted furniture, En-Suite WC, Utility Room, Hobbies Room and Store Room. Outside there is a driveway, a single garage and landscaped gardens. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position is sits within this retirement development. The property further benefits from No Onward Chain.





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

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 Loughterton 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).

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.

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

GROUND RENT INFORMATION

Annual Ground Rent - £TBC

Ground Rent Review Period - Annually in April.

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

ACCOMMODATION

HALL

With storage 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 French doors to the side aspect, ceiling fan and two radiators.

DINING ROOM

10' 0" x 9' 6" (3.07m x 2.90m), with double glazed window to the side aspect and radiator

KITCHEN

12' 11" x 9' 2" (3.96m x 2.81m), fitted with a range of a wall and base units with work surfaces over, double sink with side drainer and mixer tap over, space for eye-level electric oven, electric hob with extractor fan over, spaces for fridge freezer and dishwasher, radiator, tiled floor and double glazed window to the side aspect.

BEDROOM 1

11' 10" x 9' 5" (3.63m x 2.88m), with double glazed window to the side aspect, radiator and a range of fitted bedroom furniture including three double wardrobes, drawers and bedside tables.

EN SUITE WC

With close coupled WC, wash hand basin in a vanity unit, storage cupboards, tiled splashbacks, tiled flooring and double glazed window to the side aspect.

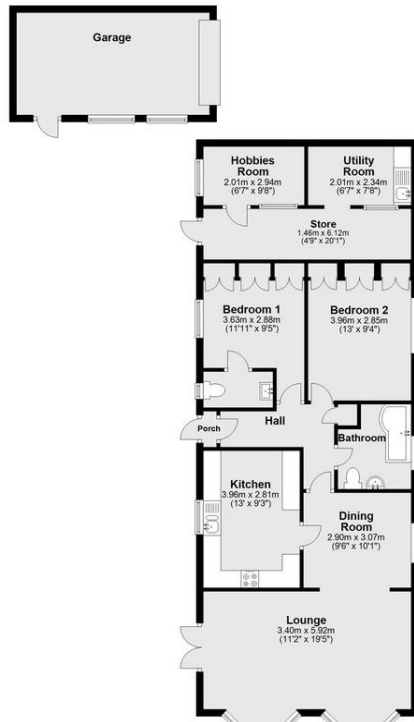
BEDROOM 2

12' 11" x 9' 8" (3.96m x 2.95m), with double glazed window to the side aspect, radiator and range of fitted bedroom furniture including three double wardrobes, bedside tables and a dressing table.





Ground Floor
Approx. 114.1 sq. metres (1228.0 sq. feet)



Total area: approx. 114.1 sq. metres (1228.0 sq. feet)
For illustration purposes only.
Plan produced using Planific.

BATHROOM

Fitted with a three piece suite comprising of P-shaped panelled bath with shower over and curved glass shower screen, wash hand basin in a vanity unit and close coupled WC, part-tiled walls, towel radiator and double glazed window to the side aspect.

STORE

20' 0" x 4' 9" (6.12m x 1.46 m), with light and power.

UTILITY ROOM

7' 8" x 6' 7" (2.34m x 2.01 m), with spaces for a washing machine and tumble dryer, worktop, sink with side drainer and mixer tap over, light and power.

HOBBIES ROOM

9' 7" x 6' 7" (2.94m x 2.01 m), with light, power and window to the side aspect.

OUTSIDE

The property benefits from a driveway and single garage. The property has a landscaped garden with artificial grass, gravelled areas and mature shrubs inset.

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

Sils & 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 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.

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 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.
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 not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353 705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

