



**17 Sycamore Avenue, The Elms**

Torksey, Lincoln, LN1 2NJ

**£82,000**

A well-presented two bedroom single park home positioned in this popular residential development of the Elms in Torksey. The property has internal accommodation to comprise of Inner Hallway, bay-fronted Lounge, fitted modern Dining Kitchen, Family Shower Room and two well-appointed Bedrooms. Outside there is a Storage Area, Utility, gardens to the front and side of the property and an off-street parking space to the front.



**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 - TBC

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).



**LOUNGE** 11' 7" x 12' 3" (3.55m x 3.74m), with UPVC bay window to the front aspect, radiator, UPVC window and door to the side aspect and archway to the Kitchen Diner.

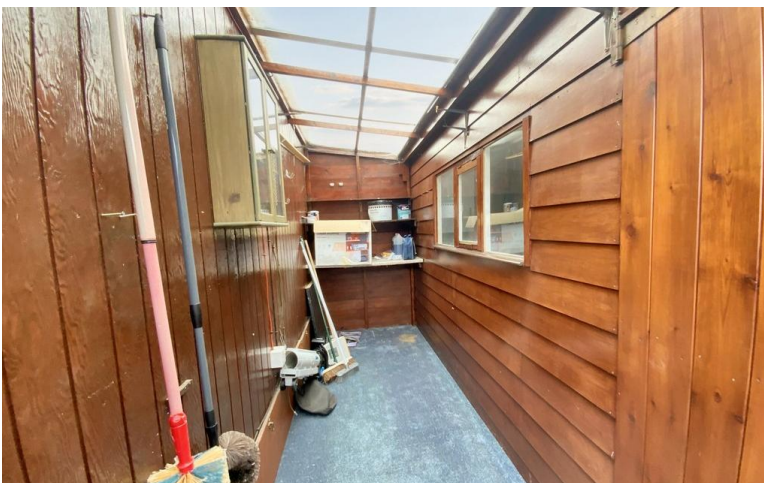
**KITCHEN/DINER** 11' 9" x 8' 10" (3.59m x 2.71m), with UPVC windows to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer, integral electric oven, four ring electric hob with extraction above, space for a fridge freezer, wall-mounted cupboards with complementary splashbacks, LED spotlights to the ceiling and radiator.



**SHOWER ROOM** 5' 3" x 5' 10" (1.61m x 1.79m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, vanity cupboard, mermaid board to the wall and radiator.

**BEDROOM 1** 9' 10" x 8' 3" (3.01m x 2.52m), with UPVC window to the side aspect, fitted bedroom furniture and radiator.

**BEDROOM 2** 7' 7" x 7' 6" (2.32m x 2.3m), with UPVC window to the side aspect, radiator and fitted bedroom furniture.



**INNER HALLWAY** With UPVC door to the side aspect, storage cupboards, boiler cupboard housing the gas central heating boiler and doors leading to Kitchen Diner, Shower Room and two Bedrooms.

**OUTSIDE** To the front of the property there is an allocated parking space, lawned garden to the side, paved seating area and a storage area to the rear with door to the Utility Room.

**UTILITY** With window to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, spaces for washing machine and tumble dryer and wall-mounted cupboards with complementary splashbacks.

#### WEBSITE

Our detailed website show 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

SMS & 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 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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Approx Gross Internal Area  
60 sq m / 645 sq ft



Floorplan  
Approx 48 sq m / 517 sq ft

Outbuilding  
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 and 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.

