



## 29 Chestnut Crescent, The Elms

Torksey, Lincoln, LN1 2NL

**£84,500**

A completely refurbished and redesigned detached single park home, positioned in this award-winning site of The Elms in Torksey. The property has been greatly improved and modernised by the current owner to offer internal accommodation comprising of bay-fronted Lounge, modern fitted Dining Kitchen with a range of fitted appliances, luxury Family Shower Room, Main Bedroom with a range of fitted wardrobes, Outside Store and Utility Room. Externally there is a parking space to the front and a garden to the side. The property further benefits from No Onward Chain.



## 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**

Ground Rent - approx. £1,726.58 per annum.

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.

### **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).

## ACCOMMODATION

### INNER HALLWAY

With UPVC window and door to the side aspects and door to the boiler cupboard housing the gas central heating boiler, doors to the Bedroom and Shower Room and radiator.

### LOUNGE

12' 5" x 12' 2" (3.80m x 3.71m), with UPVC bay window to the front aspect, UPVC window and door to the side aspect, radiator and double glass panelled doors leading to the modern fitted Dining Kitchen.

### KITCHEN/DINER

14' 3" x 12' 2" (4.35m x 3.71m), with UPVC windows to the side aspects, wooden laminate flooring, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral appliances including microwave, fridge, freezer, automatic washing machine, microwave and four ring gas hob with electric cooker below and extraction above, space for dining table, radiator and door to the Inner Hallway.

### SHOWER ROOM

7' 7" x 8' 0" (2.32m x 2.44m), with UPVC window to the side aspect, tiled flooring, suite to comprise of shower cubicle, WC and wash hand basin with vanity cupboard and stone work surfaces, radiator and chrome towel radiator.

### BEDROOM

8' 5" x 12' 2" (2.57m x 3.71m), with UPVC window to the side aspect, range of fitted wardrobes and radiator.

### STORE

With power, lighting and door to the Utility Room.

### UTILITY ROOM

5' 6" x 13' 8" (1.70m x 4.18m), with work surface, water supply and space for a washing machine.

### OUTSIDE

To the front of the property there is a parking space. To the side there are decorative gravel beds, lawned garden and a paved seating area.



#### WEBSITE

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#### 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.

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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:

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### Ground Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 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.

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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 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.

