



14 Lime Close

Torksey, Lincoln, LN1 2PN

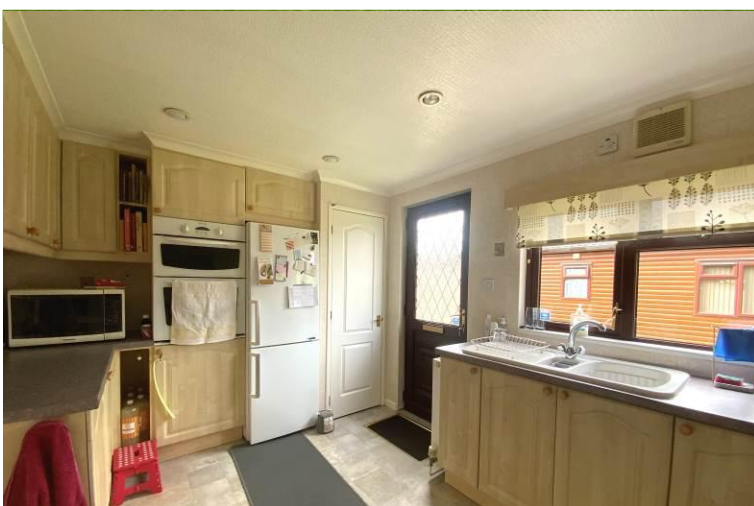
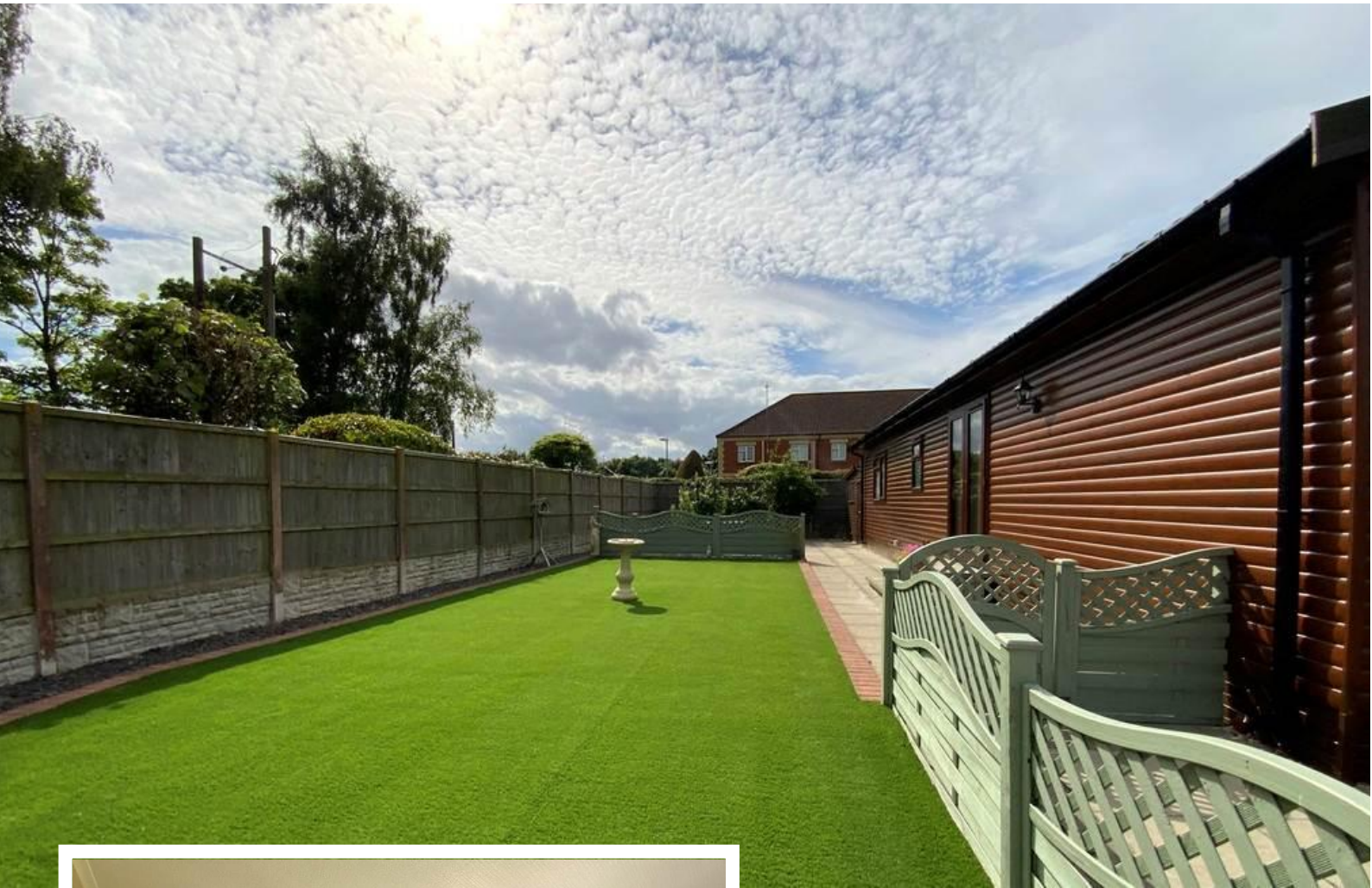


Book a Viewing!

£165,000

A larger than average well-presented modern two bedroom double park home, positioned in the award-winning site of The Elms at Torksey. The property benefits from being positioned at the end of Lime Close with gardens to both sides and two parking spaces. Externally there is a Store, Utility Room and Office. The property has internal accommodation to comprise of Lounge with two bay windows and double doors, Dining Area with double doors to the side garden, modern fitted Kitchen with a range of fitted appliances and Inner Hallway leading to a newly fitted Shower Room and two well-appointed Bedrooms with En-Suite facilities to Bedroom One.





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.

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.





Ground Rent – approx £2,529.32 per annum. (All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale).

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.

ACCOMMODATION

LOUNGE

10' 10" x 19' 3" (3.32m x 5.88m), with two UPVC bay windows to the front aspect with radiators below, double UPVC doors to the side aspect, electric fire with marble hearth and wooden surround, beams to the ceiling and sliding doors to the Dining Area.

DINING AREA

10' 9" x 9' 10" (3.30m x 3.02m), with double UPVC doors to the side aspect, radiator, space for a dining table and door to the Kitchen.

KITCHEN

13' 5" x 9' 0" (4.09m x 2.76m), with UPVC window and door to the side aspect, boiler cupboard housing the gas central heating boiler, fitted with a range of base units and drawers with work surfaces over, ceramic sink and drainer with mixer tap, integral four ring induction electric hob with extraction above, integral oven and grill, space for a fridge freezer and wall-mounted cupboards with complementary tiling below.



INNER HALLWAY

With doors to the Shower Room and two Bedrooms, radiator, airing cupboard and storage cupboard.

SHOWER ROOM

8' 2" x 6' 7" (2.49m x 2.01m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, part-tiled walls and towel radiator.

BEDROOM 1

12' 11" x 9' 0" (3.96m x 2.76m), with UPVC window to the side aspect, radiator, fitted wardrobes and door to the En-Suite.

EN-SUITE

5' 6" x 5' 5" (1.70m x 1.67m), with UPVC window to the side aspect, radiator and suite to comprise of shower, WC and wash hand basin with vanity cupboard.

BEDROOM 2

12' 11" x 9' 6" (3.96m x 2.92m), with UPVC window to the side aspect, radiator and fitted wardrobes.



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

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.

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 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 are for the benefit of the vendors (Lessors) for whom they act as Agent given 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 here in as not verified.

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STORE

With doors to both side gardens, Utility Room and Office.

OFFICE

6' 7" x 9' 8" (2.02m x 2.97m), with window to the side aspect, electric heater, power and lighting.

UTILITY ROOM

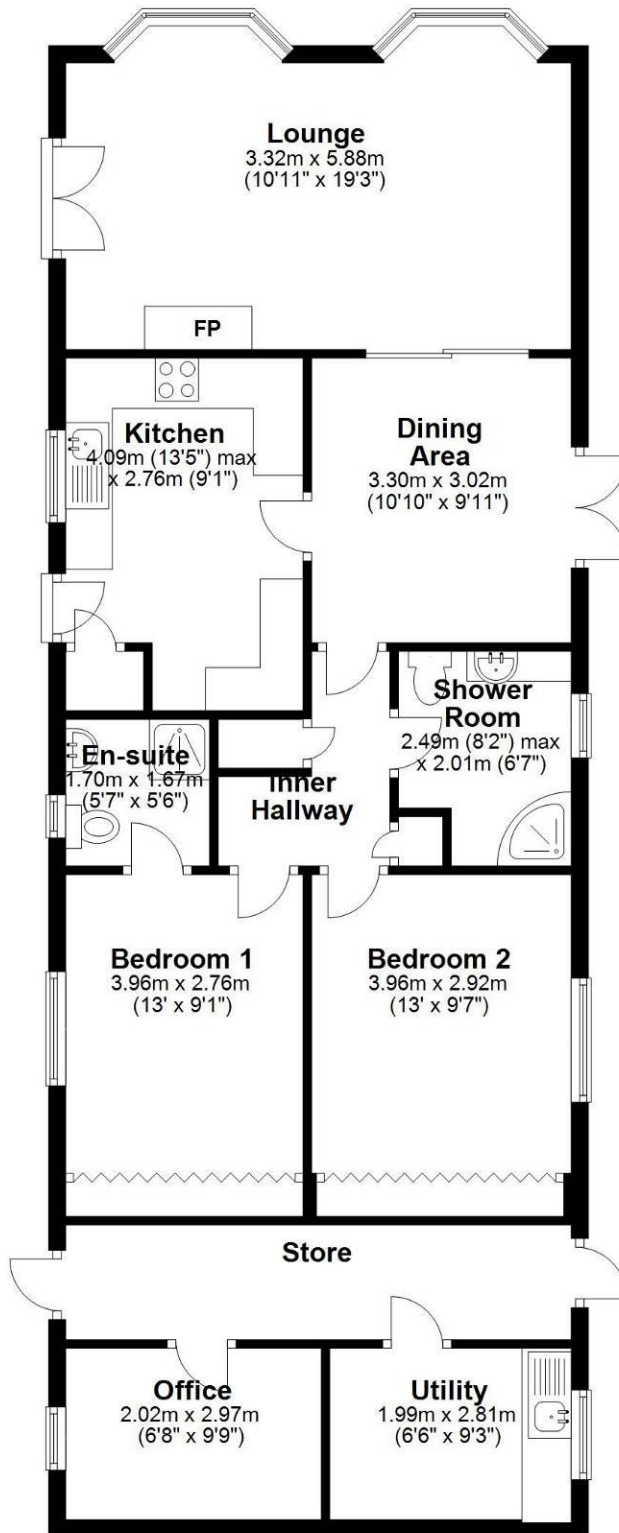
6' 6" x 9' 2" (1.99m x 2.81m), with window to the side aspect, power, lighting, fitted with base units with work surfaces over, sink and drainer with mixer tap and spaces for washing machine, fridge and freezer.

OUTSIDE

To the side of the property there is a garden with paved seating area, decorative gravel beds, fruit trees and AstroTurf garden. To the other side there is a paved seating area, decorative gravel beds and further AstroTurf garden. To the front of the property there is two allocated parking spaces.

Ground Floor

Approx. 99.4 sq. metres (1070.3 sq. feet)



Total area: approx. 99.4 sq. metres (1070.3 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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.

