



## 2 Mulberry Way

The Elms, Torksey, LN1 2NZ



Book a Viewing!

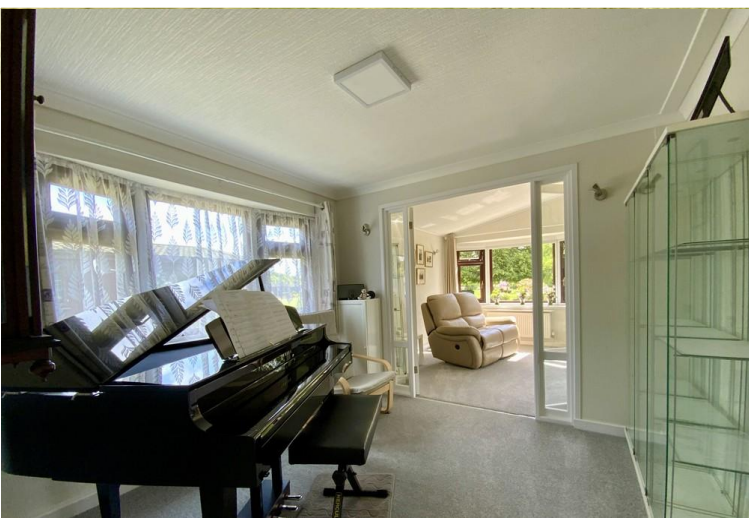
**£180,000**

A two bedroom double park home with a garage, positioned in this popular award-winning over 50s retirement site of The Elms in Torksey. The property has internal accommodation which has been greatly improved and maintained by the current owners and offers a Lounge with views over parkland to the front, Dining Room, Kitchen, Bathroom, two Bedrooms with a range of fitted wardrobes and En-Suite facilities to Bedroom One. Outside there is an Outside Store, Workshop, Utility Room, parking spaces for at least three vehicles and a Detached Garage. To the front and side of the property there are extensive lawned gardens, paved seating areas and mature shrubs and plants.





**Mulberry Way, The Elms, Torksey, LN1 2NZ**



**SERVICES**

Mains electric, water and drainage. LPG central heating.

**COUNCIL TAX BAND – A** (West Lindsey District Council).

**VIEWINGS -** By prior appointment through Mundys.

**SERVICE CHARGES – 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.

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**

**INNER HALLWAY**

With UPVC door to the side aspect, covered radiator, airing cupboard and doors to Dining Room, Shower Room and two Bedrooms.

**LOUNGE**

11' 4" x 19' 5" (3.46m x 5.92m), with two UPVC bay windows overlooking parkland with radiators below, UPVC sliding doors leading to a raised paved seating area, air conditioning unit, centre fan and light, wall lights and radiators.

**DINING ROOM**

9' 6" x 10' 1" (2.90m x 3.09m), with UPVC bay window to the side aspect with radiator below and space for a dining table.

**KITCHEN**

13' 0" x 9' 0" (3.97m x 2.75m), with UPVC bay window to the side aspect, fitted with a range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, spaces for a Range cooker, fridge and freezer, wall-mounted cupboards with complementary tiling below, LED spotlights to the ceiling, radiator and space for a breakfast table.

**SHOWER ROOM**

8' 3" x 6' 7" (2.52m x 2.01m), with UPVC window to the side aspect, suite to comprise of walk-in shower, WC and wash hand basin with vanity cupboard, LED spotlights to the ceiling and chrome towel radiator.

**BEDROOM 1**

10' 5" x 9' 4" (3.20m x 2.87m), with UPVC bay window to the side aspect, radiator, range of fitted wardrobes, centre fan and light and door to En-Suite WC.

**EN-SUITE**

With UPVC window to the side aspect, WC and wash hand basin with vanity cupboard.

**BEDROOM 2**

12' 0" x 9' 3" (3.67m x 2.83m), with UPVC bay window to the side aspect, radiator, fitted wardrobes and centre fan and light.

**STORE**

With door to the side aspect, power, lighting and doors to the Utility Room and Workshop.





#### UTILITY ROOM

6' 7" x 6' 7" (2.01m x 2.01 m), with UPVC window to the side aspect, wash hand basin, power and lighting.

#### WORKSHOP

6' 7" x 12' 5" (2.01m x 3.81 m), with power and lighting.

#### OUTSIDE

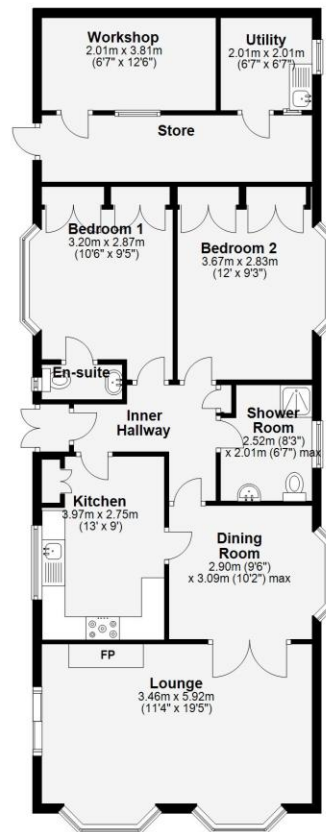
To the front of the property there is a parkland lawned area. To the side of the property there is a lawned garden, paved seating area, flowerbeds and parking for at least three vehicles.

#### GARAGE

9' 9" x 18' 0" (2.98m x 5.51 m), with up and over door to the front aspect, windows and doors to the side aspect, power and lighting.

#### Ground Floor

Approx. 118.8 sq. metres (1278.2 sq. feet)



Total area: approx. 118.8 sq. metres (1278.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
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 a 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.

