



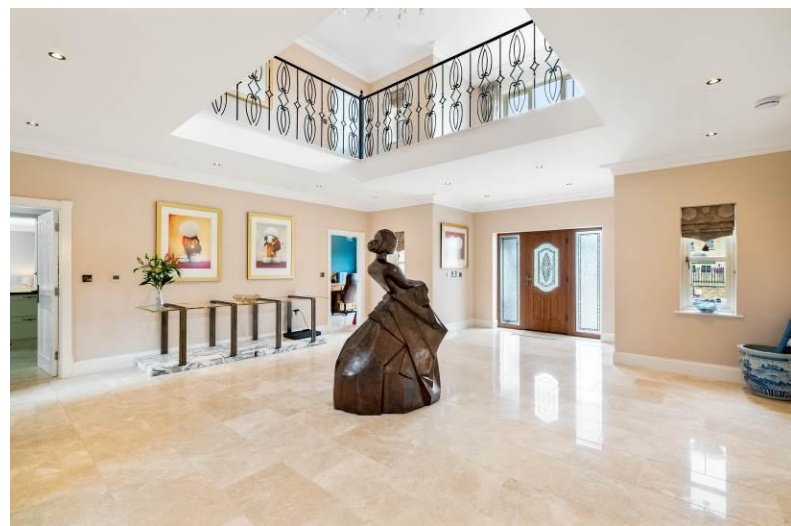
**9 The Fairways, Torksey,**  
Lincoln, LN1 2BJ



Book a Viewing!

**£1,295,000**

A beautiful and executive modern detached property with luxurious accommodation on this exclusive gated development within the village of Torksey, on a plot of approximately 0.7 acres (STS). The property has the most exquisite living accommodation comprising of Grand Entrance Hall, Living Room, Sun Room, Study, Dining Room, Kitchen/Breakfast Room with Sitting Room, large versatile Games/Family Room, Utility Room, Cloakroom/WC and a Galleried First Floor Landing leading to six Double Bedrooms, all with En-Suites. To the First Floor there is also a magnificent Cinema Room and a spiral staircase leading to a Second Floor Turret Room, ideal for hobbies or reading. Outside the property sits behind gates with a large block paved driveway leading to a Triple Garage with two electric vehicle charging points. The property is surrounded by extensive gardens with the most impressive range of outdoor dining facilities including an Outdoor Kitchen with a full size wood-fired pizza oven. There is also a gate that gives direct access onto the golf course. Part exchange within Lincolnshire may be considered.





**SERVICES**

Mains electricity, water and drainage. Oil-fired central heating. Underfloor heating.

**EPC RATING – C**

**COUNCIL TAX BAND – H**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

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

**LOCATION**

The village of Torksey 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.





**ENTRANCE HALL** A welcoming open Hall with staircase to the First Floor, four double glazed windows to the front and rear aspects, marble tiled flooring with underfloor heating and spotlights.

**STUDY** 13' 3" x 9' 4" (4.04m x 2.87m), with marble tiled flooring with underfloor heating and double glazed window to the front aspect.

**LIVING ROOM** 25' 11" x 19' 7" (7.91m x 5.98m), with feature fireplace with Optimyst fire inset, three double glazed windows to the side aspects, Tom Dixon ceiling light fitting, wall lights and underfloor heating.

**SUN ROOM** 17' 5" x 17' 2" (5.32m x 5.25m), a light and airy addition with double glazed French doors to the garden, four double glazed windows to the side and rear aspects and tiled flooring.

**DINING ROOM** 19' 3" x 26' 8" (5.88m x 8.14m), with feature fireplace with open fire, five double glazed windows to the front and side aspects and marble tiled flooring with underfloor heating.



**OPEN PLAN KITCHEN/BREAKFAST ROOM** 31' 5" x 19' 7" (9.58m x 5.98m), fitted with a range of quality wall and base units with marble work surfaces over, display units, integral steamer, coffee maker, microwave multi-oven and two dishwashers, spaces for Rangemaster cooker and American-style fridge freezer, twin undermount stainless steel sinks with mixer tap and Quooker hot water tap over, central island with breakfast bar, spotlights and kickboard lights, marble tiled floor with underfloor heating, double glazed French doors to the rear garden and two double glazed windows to the side aspects.

**SITTING ROOM** 18' 0" x 13' 8" (5.49m x 4.18m), with double glazed French doors to the front aspect, double glazed window to the rear aspect, spotlights and marble tiled flooring with underfloor heating.



**FAMILY ROOM** 18' 8" x 28' 3" (5.71m x 8.63m), with double glazed French doors to the rear garden, two double glazed windows to the rear aspect, wall lights and underfloor heating.

**UTILITY ROOM** 9' 4" x 10' 2" (2.85m x 3.11m), fitted with wall and base units to complement the kitchen, two wine fridges, spaces for a washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect.

**CLOAKROOM/WC** 5' 6" x 3' 3" (1.68m x 1.00m), with dose coupled WC and wall-mounted wash hand basin, tiled flooring, tiled splashbacks and double glazed window to the front aspect.

**REAR HALL** 11' 10" x 13' 1" (3.61m x 4.01m), with door to the garden, internal door to the Garage, cast iron spiral staircase to the First Floor, tiled flooring and spotlights.

**FIRST FLOOR GALLERIED LANDING** With five double glazed windows to front and rear aspects, airing cupboard, wall lights and radiator.

**BEDROOM 1** 21' 7" x 19' 3" (6.58m x 5.87m), with feature electric fireplace, Juliet balcony overlooking the rear garden, two double glazed windows to the rear aspect and two radiators.



**LUXURY EN-SUITE BATHROOM** 12' 11" x 9' 3" (3.95m x 2.82m), fitted with a four piece suite comprising of whirlpool bath, shower cubicle with rainfall shower head, dose coupled WC and wash hand basin on a vanity unit, chrome towel radiator, tiled walls, tiled flooring, spotlights and two double glazed windows to the side aspect



**WALK-IN WARDROBE** 9' 1" x 8' 11" (2.77m x 2.72m), with hanging space, drawers, spotlights and radiator.

**BEDROOM 2** 22' 3" x 17' 1" (6.80m x 5.22m), with three double glazed windows to the front aspect, built-in wardrobe and two radiators.

**EN-SUITE SHOWER ROOM** 6' 3" x 6' 2" (1.93m x 1.89m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and dose coupled WC, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

**BEDROOM 3** 13' 3" x 15' 7" (4.04m x 4.76m), with walk-in wardrobe, double glazed window to the rear aspect and radiator.

**EN-SUITE BATHROOM** 9' 4" x 6' 2" (2.85m x 1.88m), fitted with a four piece suite comprising of panelled bath with central taps, shower cubicle, dose coupled WC and pedestal wash hand basin, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

**BEDROOM 4** 18' 1" x 13' 10" (5.53m x 4.23m), with double glazed window to the front aspect and radiator.

**EN-SUITE SHOWER ROOM** 6' 1" x 6' 0" (1.86m x 1.85m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and dose coupled WC, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the rear aspect.

**BEDROOM 5** 16' 0" x 11' 2" (4.88m x 3.42m), with built-in wardrobe, double glazed window to the side aspect and radiator.

**EN-SUITE SHOWER ROOM** 6' 0" x 5' 8" (1.83m x 1.74m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and dose coupled WC, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

**BEDROOM 6** 16' 11" x 13' 4" (5.16m x 4.07m), with double glazed window to the front aspect and radiator.

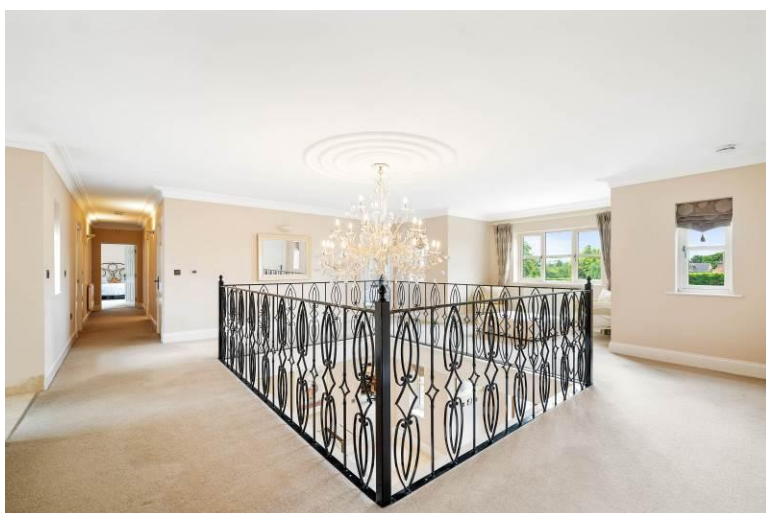
**EN-SUITE SHOWER ROOM** 7' 5" x 6' 2" (2.28m x 1.89m), fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and dose coupled WC, chrome towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the side aspect.

**REAR LANDING** 11' 11" x 11' 10" (3.64m x 3.63m), with cast iron spiral staircase to the Second Floor, double glazed windows to the front and rear aspects and radiator.

**CINEMA ROOM** 33' 3" x 14' 9" (10.15m x 4.52m), with two double glazed windows to the front aspect, four radiators and spotlights with dimmer switch.

**SECOND FLOOR TURRET ROOM** 12' 0" x 11' 10" (3.67m x 3.62m), a versatile space which could make a home office, hobbies room or reading nook, with three double glazed windows, radiator and constellation spotlights.

**OUTSIDE** The property sits behind security gates with a large block paved driveway providing off-street parking for multiple vehicles and access to the Triple Garage. The property is surrounded by an extensive garden which is laid mainly to lawn with fruit trees, several patio seating areas, flowerbeds and an impressive range of outdoor dining facilities with an Outdoor Kitchen including Tandoor oven, electric oven, paella ring, gas barbecue, large and small Webber domed charcoal/smoker barbecues, electric flat grill, five ring gas hob and wok burner, double fridge, black granite bar plus full-size wood-fired pizza oven with built-in wood store. There is also a gate that gives direct access onto the golf course.





**TRIPLE GARAGE 33' 1" x 20' 5" (10.10m x 6.24m), with three electric up and over doors to the front aspect, oil-fired central heating boiler, electric vehicle charge points, water softener and double glazed window to the side aspect.**

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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.

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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.

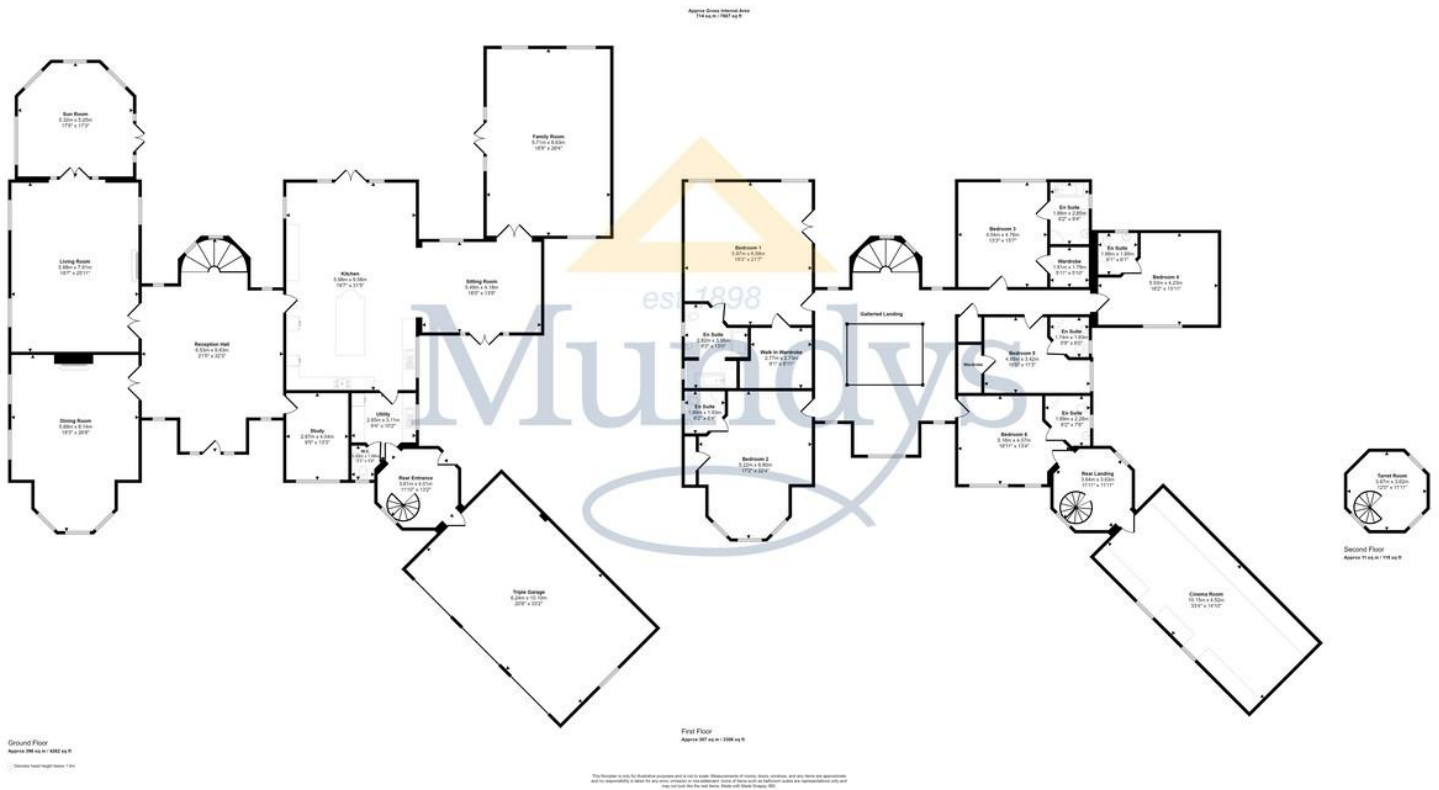
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