



## 6 Acacia Avenue, The Elms

Torksey, Lincoln, LN1 2NY



Book a Viewing!

**£139,950**

A larger than average two double bedroom park home located within the popular Elms retirement development for the over 50s. The property benefits from open views over the parkland to the front, a driveway providing off road parking, garage and garden to the side. The internal accommodation briefly comprises of Entrance Hall, Lounge with views over the park, Dining Room, Kitchen, Shower Room and two well-appointed Bedrooms with fitted wardrobes. Outside there is an additional Utility Area and Storage Area. The park home is being sold with No Onward Chain.



#### **SERVICES**

Mains electric, water and drainage. LPG central heating.

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.

#### **GROUND RENT INFORMATION**

Annual Ground Rent - £2,568

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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.

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

### ENTRANCE HALL

With UPVC entrance door, double radiator and built-in storage cupboards.

### KITCHEN

13' 0" x 9' 2" (3.96m x 2.79m), fitted with a range of wall and base cupboards with drawers and work surfaces over, oven and hob, extractor fan, 1½ bowl sink unit and drainer, cupboard housing the gas central heating boiler and UPVC window to the side elevation.

### LOUNGE

19' 4" x 11' 2" (5.89m x 3.4m), with two UPVC bay windows to the front elevation, UPVC sliding patio doors and two double radiators.

### DINING ROOM

10' 0" x 9' 6" (3.05m x 2.9m), with UPVC window to the side elevation and radiator.

### BEDROOM 1

12' 0" to wardrobe x 9' 5" (3.66m x 2.87m), with UPVC window to the side elevation, a range of fitted double wardrobes and radiator.

### BEDROOM 2

12' 0" x 9' 5" (3.66m x 2.87m), with UPVC window to the side elevation, a range of fitted double wardrobes and radiator.

### SHOWER ROOM

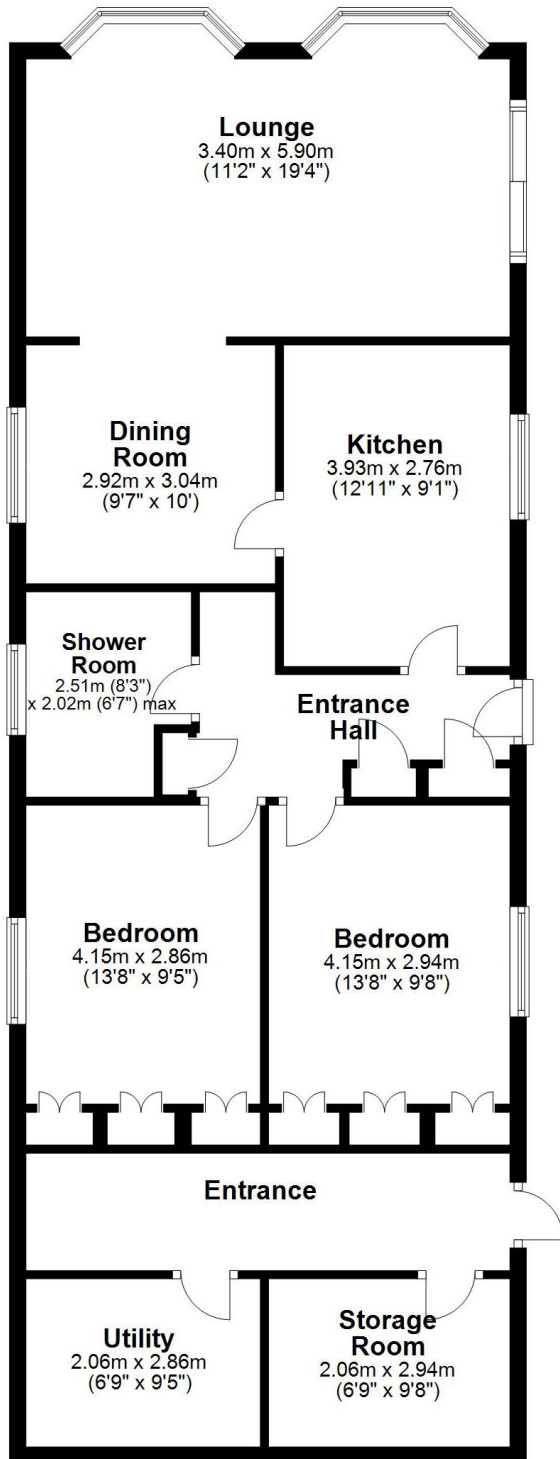
With suite to comprise of fitted shower cubicle, WC and wash hand basin, tiled flooring, tiled walls, towel radiator and UPVC window to the side elevation.

### OUTSIDE

There is a garden to the side, driveway and garage.

## Ground Floor

Approx. 100.7 sq. metres (1083.7 sq. feet)



Total area: approx. 100.7 sq. metres (1083.7 sq. feet)

For Guidance Purposes Only  
Plan produced using PlanUp.

## STORAGE AREA

6' 7" x 9' 7" (2.01m x 2.92m), with light and power.

## UTILITY ROOM

9' 7" x 6' 7" (2.92m x 2.01m), with light, power and plumbing for washing machine.

### 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 Calum 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 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 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:

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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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.

