



5 Poplar Drive, The Elms

Torksey, Lincoln, LN1 2NW



Book a Viewing!

£80,000

A two bedroomed single park home positioned on this popular over 50s development at The Elms, Torksey. The property has internal accommodation to comprise of an Inner Hallway, Kitchen/Diner, Lounge, two Bedrooms and Shower Room. Outside there is a well maintained garden to the side, off street parking to the front and a Utility and Store to the rear. The property also benefits from UPVC double glazed windows and gas central heating.



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SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – A (West Lindsey District Council)

TENURE - Freehold.

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 a 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 parkland, 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).

GROUND RENT INFORMATION

Annual Ground Rent - £1,726.58

Ground Rent Review Period - TBC

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

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.

INNER HALLWAY

With UPVC door to the side, wooden flooring, doors leading into the storage cupboard and boiler cupboard, covered radiator and UPVC bay window to the side.

KITCHEN/DINER

12' 3" x 8' 3" (3.74m x 2.52m) With UPVC window and bay window, wooden flooring and fitted with the range of modern base units and drawers with work surfaces over, composite sink and drainer with mixer tap, integral oven, four ring AG gas hob with extraction above, wall mounted cupboards with complementary tiling below, spot lights, radiator, space for dining table and a arch way leading into the Lounge.

LOUNGE

12' 5" x 12' 0" (3.81m x 3.68m) With UPVC window and bay window, UPVC door, covered radiator and electric fire with marble hearth and surround.

SHOWER ROOM

5' 6" x 5' 11" (1.68 m x 1.81m) With UPVC window, tiled flooring and walls, suite to comprise of shower, WC and wash hand basin, vanity cupboards, fitted towel cupboard and radiator.

BEDROOM 1

8' 5" x 11' 11" (2.57m x 3.65m) With UPVC bay window, radiator and a range of fitted bedroom furniture.

BEDROOM 2

7' 10" x 7' 11" (2.39m x 2.42m) With UPVC window, radiator and a range of fitted wardrobes.

STORE

4' 4" x 12' 1" (1.34m x 3.69m)

UTILITY ROOM

4' 7" x 12' 2" (1.41m x 3.71m)

OUTSIDE

There is a parking space to the front, garden to the side and a Store and Utility to the rear.

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 £50 per purchase from them.

CWH, Walter and Callum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct them 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 them 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 560088 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 work out the costs of financing your purchase.

NOTE

- None of these services or equipment have been checked or tested.
- 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:

- The details are a general outline of 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 61.5 sq. metres (661.8 sq. feet)

For information purposes only.
Plan produced using Planity

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

