



**9 Lime Close, The Elms,**  
Torksey, Lincoln, LN1 2PN



Book a Viewing!

**£175,000**

This is a well presented two bedroom park home positioned in this popular residential over 50's site of The Elms, Torksey. The property is situated to the end of Lime Close with a generous plot to the front and side of the property, driveway and garage. The property has internal accommodation comprising of Kitchen, Dining Area, double bay fronted Lounge, Shower Room, two well appointed Bedooms with En-Suite to Bedroom 1. There is an Outside Store, Utility Room, Study and Garden Shed.







#### **SERVICES**

Mains electric, water and drainage. LPG central heating.

#### **NOTE**

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.

**COUNCIL TAX BAND – A.**

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

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





## LOCATION

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).



## KITCHEN

13' 5" x 9' 0" (4.09m x 2.76m) Having uPVC door and window to the side aspect, range of fitted base units and drawers with work surfaces over, composite sink and drainer unit with mixer tap, integral electric oven, four ring gas hob and extractor over, spaces for fridge and dishwasher, radiator, wall mounted cupboards, complementary splash backs, spotlights, cupboard housing Worcester combination boiler and archway to the Dining Area.

## DINING AREA

10' 9" x 9' 10" (3.30m x 3.02m) Having window to the side aspect, space for dining table, radiator, doorway to Inner Hallway and archway leading through to the Lounge.



## LOUNGE

10' 10" x 19' 3" (3.32m x 5.88m) Having uPVC bay window to the front aspect, sliding uPVC doors to the side aspect which give access to the garden, radiator, beams to ceiling and archway leading through to the Dining Area.

## INNER HALLWAY

Having door to the Family Shower Room, two bedrooms and two fitted cupboards.

## BEDROOM 1

12' 11" x 9' 0" (3.96m x 2.76m) Having uPVC window to the side aspect, radiator, fitted bedroom furniture and door to the En-Suite.



## EN-SUITE

5' 6" x 5' 5" (1.70m x 1.67m) Having uPVC window to the side aspect, wash hand basin, vanity unit, wet room shower, tiled walls and radiator.

## BEDROOM 2

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



## SHOWER ROOM

8' 2" x 6' 7" (2.49m x 2.01m) Having uPVC window to the side aspect, suite comprising of shower, WC and wash hand basin with vanity cupboards, partly tiled walls and radiator.

## STORE

Having uPVC window.

## UTILITY ROOM

6' 6" x 9' 2" (1.99m x 2.81m) Having base units, sink and drainer and space for a washing machine.

## STUDY

6' 7" x 9' 8" (2.02m x 2.97m)

## GARAGE

19' 7" x 11' 9" (5.99m x 3.60m) Having up and over door, power and lighting.

## OUTSIDE

To the front of the property there is a lawned garden with flowerbeds. To the side there is an extensive lawned garden, mature shrubs, trees, flowerbeds, paved seating area, driveway and elevated ramp to the side entrance.

### 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 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

- None of the 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.

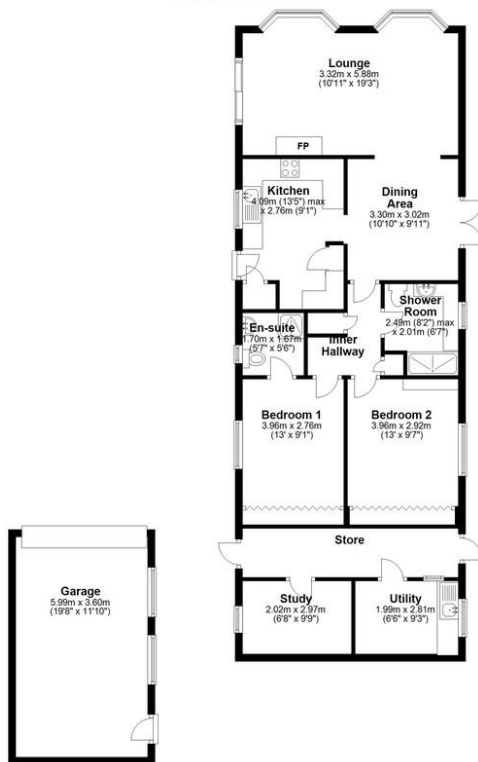
### GENERAL

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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The detail is a general outline for guidance only and does 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.
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Ground Floor  
Approx. 121.0 sq. metres (1302.1 sq. feet)



Total area: approx. 121.0 sq. metres (1302.1 sq. feet)

For illustration purposes only.  
Plan produced using PlanIt360.

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 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.

