



### 3 Regent Circle

Torksey Lock, Lincoln, LN1 2XB



Book a Viewing!

**£150,000**

An immaculate two double bedroom park home situated on the popular over 50's retirement complex of Little London within the village of Torksey Lock. The property sits on a corner plot and has spacious internal accommodation comprising of Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms, En-Suite Shower Room to the Master Bedroom and a Bathroom. Outside there is a Driveway, Detached Single Garage and beautiful landscaped Gardens. The Little London Park Home site is a secure gated development with in easy reach of the Cathedral City of Lincoln and the Market Town of Gainsborough. Viewing is highly recommended.







#### **SERVICES**

Mains electric, water and drainage. Piped Flo Gas central heating.

**COUNCIL TAX BAND – A.**

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

Ground Rent - £140pcm

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 buyer. Park Rules and Regulations are available upon request.

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

#### **LOCATION**

Little London is a park home development to the west of the historic Cathedral and University City of Lincoln, close to Torksey Lock and has regular bus services into Lincoln and Gainsborough.





## ACCOMMODATION

### HALL

With radiator and two storage cupboards.

### LOUNGE

19' 2" x 11' 1" (5.85m x 3.40m) With three double glazed bay windows to the front and side aspects, electric fire set within decorative fireplace and two radiators.

### DINING ROOM

9' 8" x 9' 0" (2.96m x 2.75 m) With double glazed window to the front aspect and radiator.

### KITCHEN

9' 1" x 14' 8" (2.79m x 4.48m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, eye-level electric oven and microwave with warming drive, 5 ring gas hob with extractor fan over, integral fridge freezer, washing machine and dishwasher, spotlights, door to the garden and double glazed windows to the rear aspects.

### BEDROOM 1

13' 8" x 9' 3" (4.17m x 2.82m) With a range of fitted wardrobes, double glazed bay window to the front aspect and radiator.

### EN-SUITE SHOWER ROOM

Fitted three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity unit and close coupled WC, tiled splashbacks and double glazed window to the front aspect.

### BEDROOM 2

11' 3" x 9' 4" (3.43m x 2.86m) With a range of fitted bedroom furniture including wardrobe, dressing table and storage cupboards, double glazed window to the side aspect and radiator.

### BATHROOM

Fitted three piece suite comprising of panelled bath, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, tiled splashbacks, spotlights and double glazed window to the rear aspect.

### OUTSIDE

The property benefits from a driveway providing off-street parking and access to the Detached Single Garage. There are lawned gardens to the side and rear of the property with a patio seating area.

### GARAGE

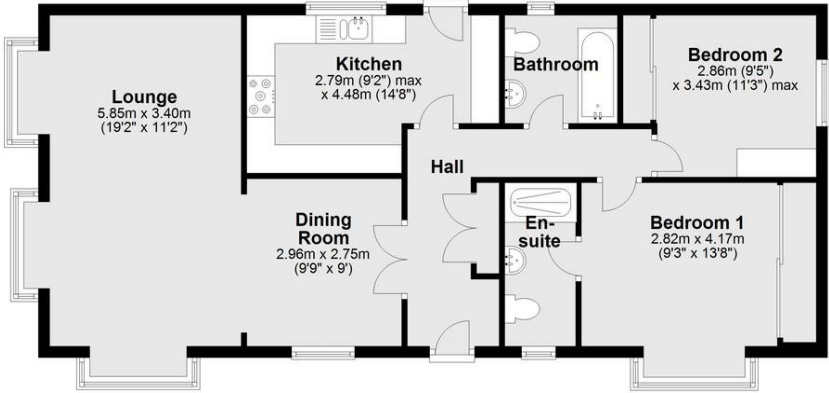
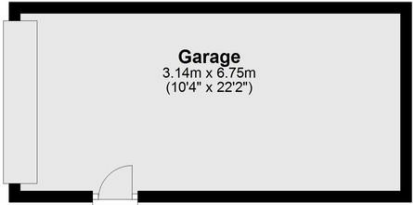
22' 2" x 10' 3" (6.76m x 3.14m) With up and over door to the front, side personal door, light and power.





### Ground Floor

Approx. 102.7 sq. metres (1105.4 sq. feet)



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)

For illustration purposes only.  
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 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 are 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 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.

