



## 14 Cedar Close, The Elms

Torksey Lock, Lincoln, LN1 2EH



Book a Viewing!

**£99,950**

A two bedroom Park Home positioned in this popular residential Award Winning Retirement Site. The Elms is situated on 10 acres of protected parkland with lakes, waterside walks and 24 hour manned security. The property has accommodation comprising of Entrance Hall, Kitchen/Dining Area, Lounge, Two Bedrooms and Shower Room. The property has gardens with a parking area to the front, a Shed and Utility Room. This property benefits from No Onward Chain.





#### **SERVICES**

All mains services available. Gas central heating.

**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).



SERVICES - Mains electric, water and drainage. LPG central heating.

Please note that there are no pets allowed and there is an age restriction of 50 and over.

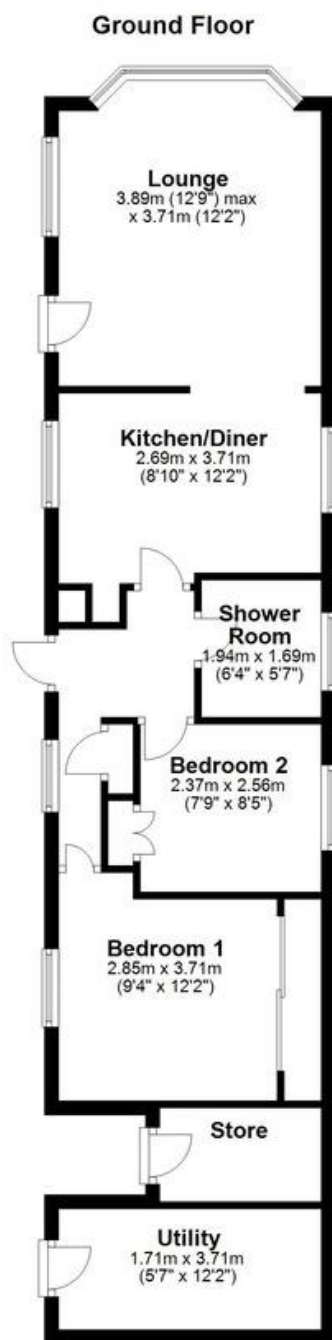
#### ADDITIONAL INFORMATION

Annual Ground Rent - Approximately £2,500 - which can be paid monthly if preferred.

Ground Rent Review Period - 1st April every year.

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.

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



**Lounge**  
3.89m (12'9") max  
x 3.71m (12'2")

**Kitchen/Diner**  
2.69m x 3.71m  
(8'10" x 12'2")

**Shower Room**  
1.94m x 1.69m  
(6'4" x 5'7")

**Bedroom 2**  
2.37m x 2.56m  
(7'9" x 8'5")

**Bedroom 1**  
2.85m x 3.71m  
(9'4" x 12'2")

**Store**

**Utility**  
1.71m x 3.71m  
(5'7" x 12'2")

## LOUNGE

12' 9" x 12' 2" (3.89m x 3.71m) With double glazed bay window to the front aspect, double glazed window to the side aspect and two radiators.

## KITCHEN/DINER

12' 2" x 8' 9" (3.71m x 2.67m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, laminate flooring, spaces for a cooker and fridge freezer, two double glazed window to the side aspects and radiator.

## HALL

With storage cupboard and airing cupboard housing the gas-fired central heating boiler.

## BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.84m) With double glazed window to the side aspect, double wardrobe, overbed storage and radiator.

## BEDROOM 2

8' 4" x 7' 9" (2.54m x 2.36m) With double glazed window to the side aspect, double wardrobe, overbed storage and radiator.

## SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m) Fitted with shower cubicle, close coupled WC and pedestal wash hand basin, double glazed window and radiator.

## STORE

## UTILITY ROOM

5' 7" x 12' 2" (1.7m x 3.71m)

## OUTSIDE

The property benefits from a parking space and a garden laid mainly to lawn.

**WEBB**  
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**CHIMNEY**  
We will be able to offer a range of chimney services. Should you decide to have a chimney swept, we will arrange for a sweep to be sent to your home.

**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you throughout the rest of your home purchase.

**NOTE**  
1. None of the services or equipment have been tested or tested.  
2. All measurements are for information only and are given as a general guide and should be thoroughly checked.

**ON SALE**  
If you have any queries with regard to purchase, please email us we will be happy to help. Mundys makes every effort to ensure that the details are accurate, however they do not warrant the accuracy of the information and the website is for information only.

1. The details are agreed outlines for guidance only and do not constitute a contract. No person is employed by Mundys to any authority to make or give representation or warranty whether in relation to this property.

2. All descriptions, dimensions, references to condition and other details should be verified by yourself or your solicitor, your own surveyor or other professional, particularly on items stated herein as not verified.

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