



## 6 Sycamore Avenue, The Elms

Torksey, Lincoln, LN1 2NJ



Book a Viewing!

**£72,500**

A two Bedroom single Park Home situated on the popular over 50's residential development of The Elms, Torksey. The property has well-presented internal accommodation comprising of a bay fronted Lounge with air conditioning unit, Kitchen/Diner, Shower Room and two Bedrooms with built-in wardrobes. Outside there are gardens to the side, a Workshop, Utility Room and an off street parking space. Viewing of this property is highly recommended. No Onward Chain.





#### **SERVICES**

Mains electric, water and drainage. LPG central heating.

**COUNCIL TAX BAND** – A (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).



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. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. 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.

#### HALL

With airing cupboard, cloaks cupboard, double glazed window to the side aspect and radiator.

#### LOUNGE

12' 5" x 12' 0" (3.81m x 3.67m) With double glazed bay window to the front aspect, double glazed window and door to the side aspect, air conditioning unit and radiator.

#### KITCHEN/DINER

11' 11" x 8' 2" (3.65m x 2.50m) Fitted with a range of wall and base units with work surfaces over, ceramic 1 ½ bowl ceramic sink with side drainer and mixer tap over, spaces for fridge freezer and cooker, tiled splashbacks, spotlights, radiator and two double glazed windows to the side aspects.

#### BEDROOM 1

12' 0" x 8' 5" (3.66m x 2.58m) With built-in wardrobes, double glazed window to the side aspect and radiator.

#### BEDROOM 2

12' 0" x 8' 5" (3.66m x 2.58m) With built-in wardrobe, over bed storage, double glazed window to the side aspect and radiator.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, shaver point, radiator and double glazed window to the side aspect.

#### OUTSIDE

To the front of the property there is a parking space and a side garden laid mainly to lawn with a patio seating area.

#### WORKSHOP

4' 0" x 12' 5" (1.23m x 3.81m) With light and power.

#### UTILITY ROOM

11' 11" x 5' 6" (3.65m x 1.69m) With plumbing, light and power.





**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 Callum 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:

- 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.
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**Ground Floor**  
Approx. 61.0 sq. metres (656.7 sq. feet)



Total area: approx. 61.0 sq. metres (656.7 sq. feet)

**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.

