



8 Cedar Close, The Elms

Torksey, Lincoln, LN1 2NH



Book a Viewing!

£137,500

Situated in an enviable position within the over 50's Award Winning Retirement Development of The Elms, with incredible lakeside views, a two bedroom double park home with well-presented accommodation briefly comprising of Hall, Lounge, Dining Room, Kitchen with integrated appliances, two Double Bedrooms with fitted wardrobes, master En-suite Shower Room and a Bathroom. To the rear of the property there is a Utility Room and a Store Room. Outside there are gardens overlooking the lake, a driveway and a single garage. The home is ideally positioned to appreciate the fantastic lake views with the nature, peace and tranquility it brings. The property further benefits from No Onward Chain and viewing is essential.



Cedar Close, The Elms, Torksey, Lincoln, LN1 2NH



SERVICES

Mains electric, water and drainage. LPG central heating.

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.

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 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).

ACCOMMODATION

ENTRANCE HALL

With two cloaks cupboards and radiator.

LOUNGE

19' 4" x 11' 1" (5.91m x 3.40m) With two double glazed bay windows to the front aspect, double glazed French doors to the garden, electric fire set within feature fireplace and two radiators.

DINING ROOM

10' 0" x 8' 11" (3.07m x 2.74m) With double glazed window to the side aspect and radiator.

KITCHEN

11' 4" x 8' 11" (3.47m x 2.74m) Fitted with a range of wall and base units with work surfaces over, electric oven, gas hob with extractor fan, stainless steel 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer and dishwasher, airing cupboard housing the gas fired wall mounted central heating boiler, radiator, tiled walls, door to the garden and double glazed window to the side aspect.

BEDROOM 1

12' 9" x 9' 4" (3.90m x 2.87m) With fitted bedroom furniture including over bed storage, wardrobes, dressing table and bedside tables, double glazed window to the side aspect and radiator.

EN-SUITE SHOWER ROOM

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

BEDROOM 2

9' 6" x 9' 6" (2.92m x 2.90m) With a range of fitted wardrobes, double glazed window to the side aspect and radiator.

BATHROOM

Fitted with a three-piece suite comprising of panelled bath, close coupled WC and pedestal wash hand basin, tiled walls, storage cupboard, radiator and double glazed window to the side aspect.

GARAGE

With up and over door to the front, side personal door, light and power.





OUTSIDE

The property benefits from a driveway for off-street parking, a detached single garage and a low maintenance garden laid mainly to lawn with patio seating area giving fantastic lake views. There is a rear passageway giving storage as well as a further store room and utility room. The utility room is fitted with base unit with work surfaces above, sink with side drainer and mixer tap and spaces for a washing machine and tumble dryer.

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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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.

CWHL Water 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.

Cleanings 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 HomeBuyer 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

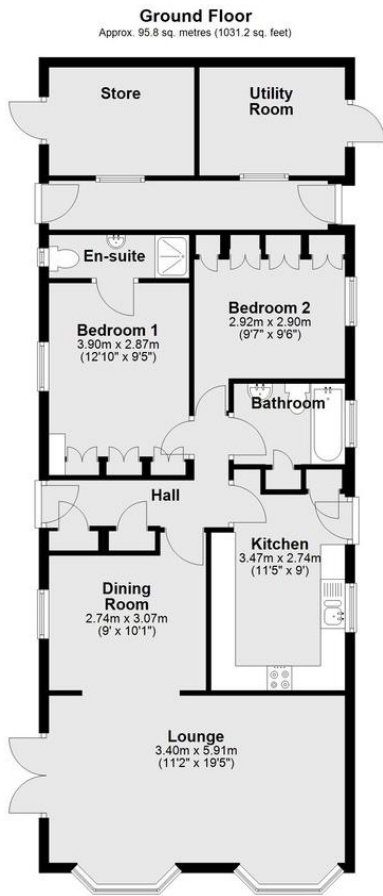
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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 yourself 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. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 95.8 sq. metres (1031.2 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.

