



12a Lime Close, The Elms

Torksey, Lincoln, LN1 2PN



Book a Viewing!

£105,000

A two bedroomed park home located within the popular Elms retirement development for the over 50s in Torksey. The property has internal accommodation to comprise of Lounge, Kitchen Diner, Shower Room and two Bedrooms. Outside there is an additional Utility Area and Storage Area. There is also a garden to the side and parking to the front of the property. Viewing of the property is highly recommended.



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.

Annual Ground Rent Amount - £2,063.49

Service Charge Reviewed - Annually

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

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).

ACCOMMODATION

INNER HALLWAY

With UPVC door, UPVC window, two storage cupboards, boiler cupboard and doors to the kitchen diner, shower room and bedrooms.

KITCHEN/DINER

11' 6" x 13' 10" (3.51m x 4.23m) With UPVC windows to the side aspects, entrance door to the side aspect, glass door to the lounge, fitted with wall, base units and drawers with work surfaces over, sink unit and drainer, gas hob, radiator, spaces for fridge freezer and dining room table, extractor fan and tiled flooring.

LOUNGE

11' 11" x 13' 10" (3.65m x 4.23m) With UPVC windows and door to the side aspect, UPVC window to the front aspect, radiator, fireplace and vaulted ceiling.

BEDROOM 1

8' 7" x 13' 10" (2.62m x 4.23m) With UPVC window to the side aspect, radiator and built-in wardrobes, drawers, dressing table and storage over the bed.

BEDROOM 2

7' 10" x 8' 11" (2.40m x 2.72m) With UPVC window to the side aspect, radiator and built-in storage.

SHOWER ROOM

6' 7" x 5' 9" (2.01m x 1.76m) With three piece suite to comprise of sink, WC and shower cubicle, radiator, extractor fan, tiled flooring, tiled walls and UPVC window to the side aspect.

STORE

4' 3" x 13' 10" (1.32m x 4.23m) With door to the side aspect.





Total area: approx. 74.4 sq. metres (801.1 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

UTILITY ROOM

6' 9" x 13' 10" (2.08m x 4.23m) With door to the side aspect, window to the store, fitted with a work surface with space for tumble dryer below, vent for dryer, stainless steel sink unit with hot and cold tap, power and lighting.

OUTSIDE

To the rear of the property there is a paved area with mature shrubs and trees. To the side there is a lawned area, outside tap and security lighting. To the front there is a parking space to the front of the property.

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 – 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 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:

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.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
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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.

