



22 Hawthorne Avenue, The Elms

Torksey, Lincoln, LN1 2TW



Book a Viewing!

£75,000

A Two Bedroom Park Home positioned in this Award Winning Retirement Site. The Elms is situated on 10 acres of protected park and with lakes, waterside walks and 24 hour manned security. The property has modern internal accommodation comprising of Hall, Lounge, fitted Kitchen, Dining Room, Shower Room and Two Bedrooms with fitted wardrobes. Outside there is a Garden Store and Utility Room, a parking space to the front and lawned garden with a patio to the side. Viewing is essential to appreciate the accommodation on offer. NO CHAIN.



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SERVICES

Mains electric, water and drainage. LPG central heating.

RESALE

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.

GROUND RENT INFORMATION - Annual Ground Rent - £TBC

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



LOCATION

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).

HALL

With three storage cupboards, double glazed window to the side aspect and radiator.



LOUNGE

13' 10" x 11' 11" (4.22m x 3.65m) With double glazed bay window to the front aspect, double glazed window to the side aspect, electric fire set within a decorative fireplace and radiator.

DINING ROOM

9' 7" x 6' 0" (2.93m x 1.85m) With double glazed window to the side aspect and radiator.

KITCHEN

9' 7" x 7' 5" (2.93m x 2.27m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and gas hob, space for fridge freezer, tiled splashbacks and double glazed window to the side aspect.



BEDROOM 1

13' 10" x 8' 6" (4.23m x 2.61m) With a range of fitted wardrobes, over bed storage and bedside cabinets, wall lights, double glazed window to the side aspect and radiator.

BEDROOM 2

8' 11" x 7' 10" (2.73m x 2.41m) With fitted wardrobes, double glazed window to the side aspect and radiator.

BATHROOM

6' 7" x 5' 9" (2.02m x 1.77m) Fitted with a three-piece suite comprising of shower cubicle, wash hand basin in a vanity style unit and close coupled WC, tiled walls, double glazed window to the side aspect and radiator.



OUTSIDE

There is a lawned garden to the side aspect, paved seating area and a parking space.

STORE

14' 0" x 4' 3" (4.28m x 1.32m) With storage cupboard, light and power.

UTILITY ROOM

13' 11" x 6' 7" (4.26m x 2.01m) Fitted with base units with work surfaces over, sink with side drainer and mixer tap over and spaces for washing machine and tumble dryer.



Total area: approx. 74.3 sq. metres (800.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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 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:

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.

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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.

