



3 Poplar Drive, The Elms

Torksey, Lincoln, LN1 2NW

£95,000

A two bedroomed single park home positioned in this popular over 50s development of The Elms, Torksey. The property has internal accommodation to comprise of Inner Hallway, Kitchen Diner, Lounge, two Bedrooms and Shower Room. Outside there are gardens to the front and side of the property with seating areas and well stocked flower beds. There is a Garden Store and Utility to the rear of the park home. The Elms is private estate which includes 10 acres of protected parkland, three lakes, nature and wildlife, beautiful landscapes and also benefits from a barrier controlled entrance, motor home and caravan storage, private canal, moorings and fishing.





SERVICES

Mains electric, water and drainage. LPG central heating.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln on the A57 and continue along, passing Saxilby and at the Drinsey Nook Junction continue forward on to the A156 towards Gainsborough. Go over the bridge at Torksey Lock and The Elms is located on the right hand side.

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).

Pitch fee £2,575.00 per annum

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

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.

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

ACCOMMODATION

INNER HALLWAY

With uPVC window and door to the side aspect and doors leading to the Kitchen Diner, Shower Room, two Bedrooms, storage cupboard and boiler cupboard.

BEDROOM 1

8' 5" x 10' 2" (2.58m x 3.12m) With uPVC window to the side aspect, wooden and carpeted flooring, fitted wardrobe and radiator.

BEDROOM 2

8' 5" x 7' 8" (2.57m x 2.35m) With uPVC window to the side aspect, wooden flooring, fitted wardrobe and radiator.

SHOWER ROOM

5' 10" x 5' 3" (1.80m x 1.62m) With uPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, tiled floor, tiled walls and radiator.

KITCHEN DINER

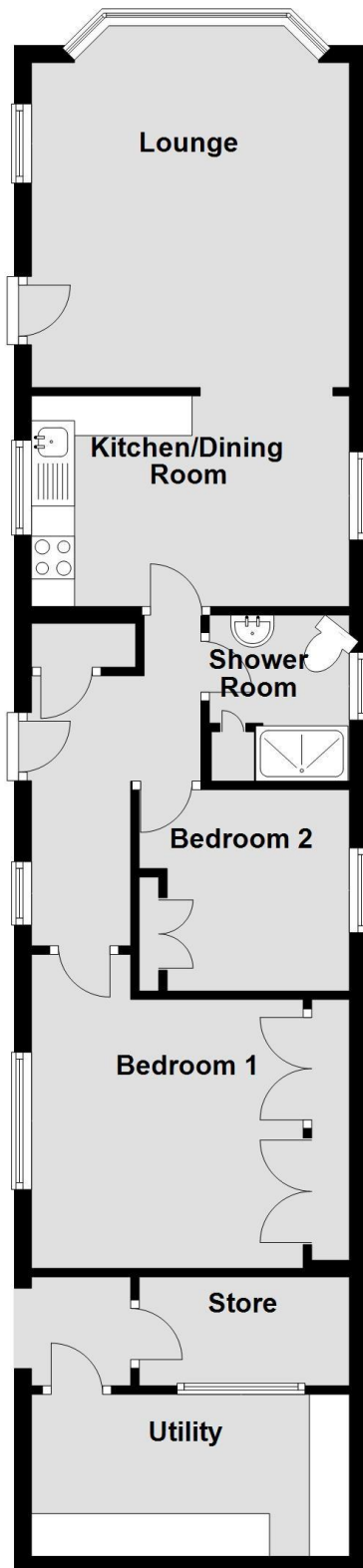
11' 11" x 8' 1" (3.65m x 2.48m) With uPVC windows to both side aspects, wood and carpeted flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, four ring gas hob with extractor fan over, space for a fridge and composite sink and drainer with mixer tap.

LOUNGE

12' 1" x 12' 5" (3.70m x 3.80m) With uPVC bow window to the front aspect with views over the parkland, uPVC window and door to the side aspects, beams to the ceiling and radiator.



Ground Floor



For illustration purposes only.
Plan produced using PlanUp.

OUTSIDE

There is a garden and parking space to the front, garden to the side with seating areas and a path leading to the Utility Room and Garden Store.

UTILITY ROOM

5' 7" x 13' 1" (1.72m x 4.14m) With window to the garden to the Garden Store, work-surface and spaces for an automatic washing machine and tumble dryer.

GARDEN STORE

3' 11" x 8' 3" (1.20m x 2.52m) With window to the Utility Room, power and lighting.

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 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 and J Walter 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.

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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