



**12a Birch Grove, The Elms, Torksey,
Lincoln, LN1 2EZ**



Book a Viewing!

£179,950

Situated in one of the most enviable positions within the over 50's Award Winning Retirement Development of The Elms, with incredible lakeside views and accommodation upgraded to the highest standard, briefly comprising of Hall, Lounge, refurbished Kitchen Diner with integrated appliances, two Double Bedrooms with fitted wardrobes and a modern four piece Bathroom. The property benefits from having blinds and newly fitted carpets throughout. To the rear of the property there is a large Utility Room and a Study. Outside there are low maintenance gardens, 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. The Development benefits from a Members Only Fishing Club Area and the pitch fee has been paid until April 2026.





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.

NOTE

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.

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

Pitch Fee – Paid until April 2026.



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

HALL

With two storage cupboards, airing cupboard with wall-mounted gas-fired central heating boiler, wood-effect flooring, radiator and spotlights.

KITCHEN/DINER

19' 0" x 12' 9" (5.81m x 3.91m), newly fitted with a range of modern wall and base units with wooden work surfaces over, undermount 1½ bowl stainless steel sink with side drainer and mixer tap over, tiled splashbacks, integrated fridge freezer, dishwasher, wine cooler, electric oven with gas hob and extractor fan, under counter lights, spotlights, wood-effect flooring, radiator and two double glazed window to the side aspects.



LOUNGE

19' 0" x 11' 0" (5.81m x 3.36m), with two double glazed bay windows to the front aspect, double glazed sliding doors to the side aspect, two radiators, wall lights and spotlights.

BEDROOM 1

12' 9" x 9' 4" (3.91m x 2.85m), with double glazed window to the side aspect, radiator and fitted wardrobes with sliding doors.

BEDROOM 2

12' 1" x 9' 4" (3.69m x 2.85m), with double glazed





window to the side aspect, radiator and fitted wardrobes with sliding doors.

BATHROOM

Fitted with a modern and stylish four piece suite comprising of shower cubicle, panelled bath, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, tiled walls and double glazed window to the side aspect.

STUDY

10' 0" x 6' 5" (3.06m x 1.98m), with double glazed French doors, light, power and internet connection.

UTILITY ROOM

12' 8" x 10' 0" (3.87m x 3.06m), fitted with base units with work surfaces above, stainless steel sink with side drainer and hot and cold taps, spaces for a washing machine and tumble dryer and cushion flooring.

OUTSIDE

The property benefits from a driveway for off-street parking, a detached single garage and a low maintenance garden laid mainly to artificial grass, with a raised decked seating area giving fantastic lake views, patio seating area and a bin store.

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 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 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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Ground Floor

Approx. 109.3 sq. metres (1176.2 sq. feet)



Total area: approx. 109.3 sq. metres (1176.2 sq. feet)

For illustration purposes only:
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

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