



## 14 Kensington Grove

Torksey Lock, Lincoln, LN1 2GD



Book a Viewing!

**£130,000**

A spacious two bedroom park home situated on the popular over 50's retirement complex of Little London within the village of Torksey Lock. The property has well-presented internal accommodation comprising of Entrance Hall, Lounge/Diner, Study, Fitted Kitchen, Utility Room, two Double Bedrooms, En-Suite Shower Room and Walk-in Wardrobe to the Master Bedroom and a Bathroom. Outside there is a Block Paved Driveway and landscaped gardens to the front, side and rear. The Little London Park Home site is a secure gated development within easy reach of the Cathedral City of Lincoln and the Market Town of Gainsborough. Viewing is highly recommended. NO CHAIN.





#### **SERVICES**

Mains electric, water and drainage. Piped Flo Gas central heating.

#### **COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Little London is a park home development to the west of the historic Cathedral and University City of Lincoln, close to Torksey Lock and has regular bus services into Lincoln and Gainsborough.

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. Park Rules and Regulations are available upon request.

Annual Ground Rent - £ TBC

Annual Service Charge - £145.97

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



## ACCOMMODATION

### HALL

With radiator.

### LOUNGE/DINER

19' 4" x 15' 9" (5.91m x 4.81m) With three double glazed windows to the front and side aspects, double glazed bay window to the side aspect, electric fire set within a decorative fire surround and two radiators.

### STUDY

6' 4" x 5' 10" (1.95m x 1.78m) With double glazed window to the front aspect and radiator.

### KITCHEN

10' 9" x 9' 5" (3.29m x 2.89m) Fitted with a range of wall and base units with work surfaces over, electric oven and gas hob with extractor fan, stainless steel 1 1/2 bowl sink with side drainer and mixer tap over, spaces for fridge freezer and dishwasher, radiator and double glazed window to the rear aspect.

### UTILITY ROOM

With space for tumble dryer, wall units, radiator and door to the garden and cupboard housing the wall mounted gas fired central heating boiler, with storage shelving and plumbing for washing machine.

### BEDROOM 1

11' 9" x 9' 4" (3.60m x 2.87m) With double glazed window to the rear aspect, bedside tables and dressing table.

### WALK-IN WARDROBE

6' 6" x 4' 0" (2.00m x 1.24m) With hanging rail and storage shelving.

### EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, radiator and double glazed window to the side aspect.

### BEDROOM 2

10' 0" x 9' 4" (3.05m x 2.87m) Fitted with a range of bedroom furniture, including wardrobes, bedside tables and dressing table, double glazed bay window to the front aspect and radiator.

### BATHROOM

Fitted with a three-piece suite comprising of panelled bath, wash hand basin in a vanity unit with storage beneath and close coupled WC, radiator and double glazed window to the front aspect.

### OUTSIDE

The property benefits from a block paved driveway providing off street parking. There are gardens to the front, side and rear with established and mature shrubs, a patio seating area and garden shed.





#### WEBSITE

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#### 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 & Co, Taylor Rose, 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 Calum 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

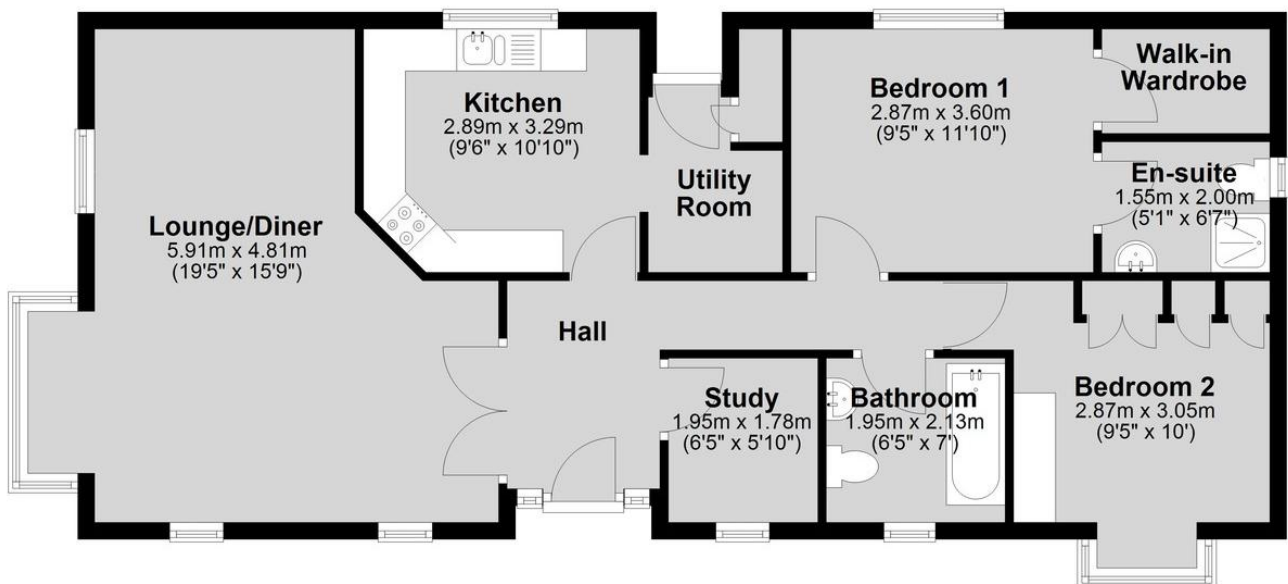
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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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Total area: approx. 81.1 sq. metres (873.0 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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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