

Regent Circle, Torksey Lock, Lincoln, LN1 2XB



## welcome to

# **Regent Circle, Torksey Lock, Lincoln**

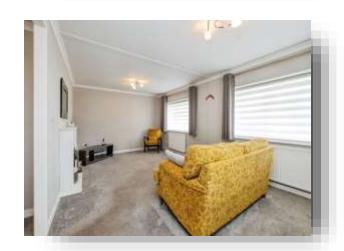
Being offered with no onward chain, viewing is highly advised for this well presented and modern two bedroom over 50's park home. Boasting two double bedrooms, en suite and dressing area to the master bedroom, modern fitted kitchen, driveway parking and local access to amenities.













#### **Entrance Hall**

Access via double glazed front door, doors into majority of rooms.

### Lounge

18' 11" x 11' 3" ( 5.77m x 3.43m )

With three UPVC bay windows to the front and side aspects, gas fire and radiators.

### **Dining Area**

7' 6" x 9' 7" ( 2.29m x 2.92m )

With UPVC window to the side, radiator, space for a dining table, door to the Kitchen and archway to the Lounge.

#### **Kitchen**

12' 4" x 9' (3.76m x 2.74m)

With UPVC window and door to the side aspect, vinyl floor covering, fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap over, integral appliances including electric oven, four ring Calor gas hob with extraction above, fridge, freezer and dishwasher, wall-mounted cupboards with complementary splashbacks below and floormounted fan heater.

#### **Bedroom One**

9' 3" x 9' 5" ( 2.82m x 2.87m )

With UPVC window to the side aspect, radiator and doors to the Dressing Area and En-Suite.

### **Dressing Area**

5' 8" x 3' 4" ( 1.73m x 1.02m ) Fitted with shelving.

#### **En-Suite**

With UPVC window to the rear aspect, vinyl flooring, suite to comprise of shower, WC and wash hand basin, radiator and part-tiled walls.

#### **Bedroom Two**

9' 3" x 9' 2" ( 2.82m x 2.79m )

With UPVC window to the side aspect, radiator and fitted wardrobes with dressing table.

#### **Main Bathroom**

With UPVC window to the side aspect, suite to comprise of bath, WC and wash hand basin, radiator, vinyl flooring and part-tiled walls.

#### **Exterior**

Outside there are gardens to the front, side and rear, a shed to the rear of the property and a driveway to the side providing off-street parking.

#### Shed

Ideal for storage.





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# **Regent Circle, Torksey Lock, Lincoln**

- GUIDE PRICE £130,000 £140,000
- **OVER 50'S ONLY**
- WELL PRESENTED THROUGHOUT
- BEING OFFERED WITH NO ONWARD CHAIN
- MASTER BEDROOM BENEFITING FROM EN-SUITE & DRESSING ROOM

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

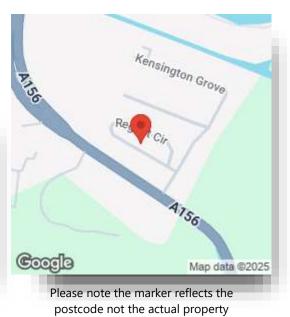
guide price

£130,000









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Property Ref: LCR122797 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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