



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 floor-mounted 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.



view this property online williamhbrown.co.uk/Property/LCR122797



welcome to

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LCR122797



Property Ref:
LCR122797 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



williamhbrown.co.uk