



Alpine Crescent, The Elms,  
Torksey



**£160,000**

- 45ft x 20ft Twin Home
- Two Double Bedrooms
- End Plot Facing Lake
- Kitchen Diner & Utility
- Award Winning Retirement Site
- All Year Occupancy



The Elms is an award winning retirement park with the property enjoying a larger than average plot siding onto a lake at the end of a cul de sac. On a private estate, owners benefit from access to ten acres of protected parkland, natural wildlife with three lakes and also have 24 hr security, motor home and caravan parking, mooring on the canal and fishing. Able to reside 12 months of the year, the property comprises of contemporary open plan style accommodation of entrance hall, lounge, kitchen diner, two double bedrooms and shower room. Outside there is a useful porch connecting the utility and store room/office. The landscaped gardens mainly to the side of the property enhance the position adjacent to the lake with a driveway, parking and garage with remote controlled roller door completing the property.

### Entrance

The property is entered via a partly glazed door into the entrance hall with built in storage cupboards, radiator and laminate flooring.

### Lounge

19'11" x 11'2" (6.1m x 3.4m)

With two bow windows to the front elevation, upvc french doors to the side elevation, laminate flooring and radiators.

### Kitchen

12'11" x 9'2" (3.9m x 2.8m)

With window to the side elevation, range of newly fitted base and units with worktop, stainless steel sink, space for fridge freezer, integral oven, gas hob with extractor.





### Dining Room

10'8" x 8'1" (3.3m x 2.5m)

With window to the side elevation, radiator and laminate flooring.

### Bedroom 1

12'4" x 9'10" (3.8m x 3m)

With window to the side elevation, radiator and fitted wardrobes with mirrored sliding doors.

### Bedroom 2

With window to the side elevation, radiator and fitted wardrobes with mirrored sliding doors

### Shower Room

8'2" x 7'0" (2.5m x 2.1m)

With window to the side elevation, radiator, extractor fan, shower cubicle, wash basin, low level wc and storage area.

### Porch

18'1" x 5'2" (5.5m x 1.6m)

A useful storage area with access to utility and store room/office.

### Store Room/Office

9'10" x 6'8" (3m x 2m)

With window, power and light connected

### Utility

With base units, stainless steel sink and plumbing for washing machine.

### Outside

The gardens extend from the front to the side and are landscaped with lawned areas, shaped flowerbeds and pathways. There is a wooden shed, raised patio leading from the property with a second patio enjoying views across the lake. To the side of the garden is a driveway giving off street parking leading to the garage.



## Garage

18'1" x 9'10" (5.5m x 3m)

With remote controlled roller door, side personal door, power and light connected.

## Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

Ground rent £2,200 per annum next review April 2024

Mains water, drainage and electric. LPG heating.

Further information available from the agent.





# Floorplan

GROUND FLOOR  
1152 sq.ft. (107.0 sq.m.) approx.



APPROXIMATE GROUND FLOOR AREA  
TOTAL FLOOR AREA: 1152 sq.ft. (107.0 sq.m.) approx.  
Measurements are taken to the internal face of the walls and do not include the area of the walls, windows, doors, etc. The area of the walls, windows, doors, etc. is not included in the measurements. The area of the walls, windows, doors, etc. is not included in the measurements. The area of the walls, windows, doors, etc. is not included in the measurements.