



Alpine Crescent, The Elms, Torksey



£150,000

- 45ft x 20ft Twin Home
- Two Double Bedrooms
- Kitchen Diner & Utility
- EPC Rating TBC
- Award Winning Retirement Site
- End of Cul de Sac, facing lake
- Garage
- No Onward Chain



One of the best positioned homes on the park with a generous garden plot. Garage plus two parking spaces and fabulous views of the lake and parklands. All windows and patio doors have been replaced in recent years.

The property comprises of entrance hall, lounge, dining room, kitchen, two double bedrooms and a shower room. Outside is a useful corridor connects to the utility room and an office/craft room. The landscaped gardens are enhanced by being adjacent to the lake. The garage has a remote controlled roller door, driveway with further parking and a third parking bay at the front of the property.

The Elms is an over 50's award winning retirement development on a private estate, with 24hr security entrance. Residents have full access to the 10 acres of protected parkland and 3 lakes complete with wildlife and fish. A bus stop is at the entrance to the Park and there is also a book/puzzle swap facility. A Park mini bus is owned by the residents and used for shopping trips and days out. The Park also has regular clubs and fetes throughout the year, its own Facebook page and a free monthly magazine.

Entrance

The property is entered via a porch to the partly glazed front door into the entrance hall. There are three full height cupboards comprising of storage cupboard with replaced boiler, cloaks/shoe cupboard with shelving and a third broom or tool cupboard with useful shelving. Radiator and wooden laminate flooring.

Lounge

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

UPVC French doors to patio overlooking garden and lake. Two bay windows, wooden laminate flooring and two radiators. Windows, patio doors and flooring have all been replaced in recent years.



Kitchen

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

Window overlooking garden and lake. New vinyl flooring and range of newly fitted base and wall units. Stainless steel sink, fridge freezer, integral oven and gas hob with extractor. Archway to:

Dining Room

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

Window, radiator and wooden laminate flooring.

Bedroom 1

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

Window overlooking garden and lake. Wardrobe with mirrored sliding doors, radiator and new fitted carpet.

Bedroom 2

11'0" x 9'7" (3m x 2.92m)

Window. Feature wall, full width fitted wardrobe with four mirrored sliding doors. Radiator and new fitted carpet.

Shower Room

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

Frosted glass window, radiator, extractor fan, large shower cubicle, pedestal wash basin, low level WC. Full length towel cupboard with shelving and room for laundry basket. Newly fitted vinyl flooring.

Covered Corridor

5'2" x 1'8" (1.57m x 2.49m)

Door to large storage area with clear Perspex roof and stone floor. Lighting. Doors to:

Office/Craft Room

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

Window. Power and light connected. Carpet. Could also be used and fitted as a workshop.

Utility

Window, base units, stainless steel sink and washing machine. Space and power for tumble drier. Lighting and newly laid vinyl flooring.



Outside

The gardens extend from the front and along the side. Landscaped with lawns and various flower beds, fruit trees and vegetables. Pathways lead to garage and driveway. Recently installed wooden shed. Raised patio area along the side of home and 2nd patio with wooden gazebo, all enjoying views across the lake and parklands. Further off street parking at front of home.

Garage

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

With remote controlled roller door, side personal door, power and light. Shelving on sides and back.

Agents Note

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Services

Ground rent £2,490 per annum starting April 2025.

Mains water, drainage and electric. LPG heating.

Further information available from the agent.



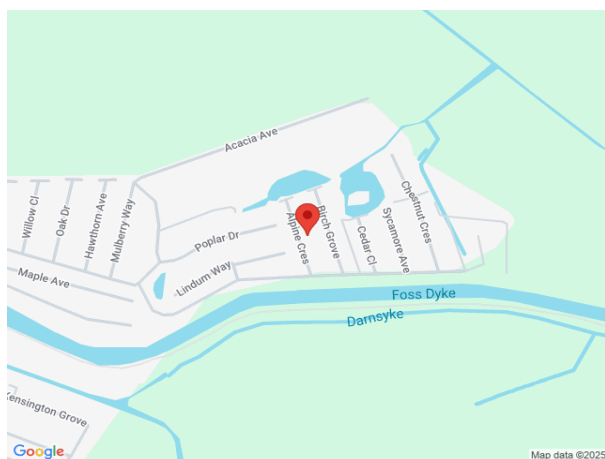
Floorplan

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



ALPINE CRESCENT, THE ELMS, TORKSEY, LINCOLN, LN1 2EX

TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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