



18 Regent Circle Torksey Lock, LN1 2XB



Book a Viewing!

£155,000

An immaculate and spacious two bedroom park home, beautifully presented and situated on the highly regarded over 50's retirement development of Little London in the sought after village of Torksey Lock. Finished to a high specification throughout, the accommodation comprises a welcoming Entrance Hall, a comfortable Lounge with air conditioning, a stylish fitted Kitchen/Diner with integrated appliances, a complimenting Utility Room with further integrated appliances, Study, two Double Bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a contemporary En-Suite Shower Room, together with a modern Shower Room. Outside, the property enjoys a block paved driveway providing off-street parking, a single garage and beautifully landscaped gardens. Little London is a secure gated development offering peaceful retirement living, conveniently located within easy reach of the Cathedral City of Lincoln and the Market Town of Gainsborough. NO CHAIN.





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.

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

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 - £1,752.48

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

ACCOMMODATION

ENTRANCE HALL

With three storage cupboards and radiator



LOUNGE

18' 10" x 10' 11" (5.75m x 3.35m) With three double glazed bow windows to the front and side aspects, double glazed French doors to the rear garden, electric fire set within feature fireplace, air conditioning unit and two radiators.

KITCHEN/DINER

18' 10" x 11' 8" (5.75m x 3.58m) Fitted with a stylish range of wall and base units with work surfaces over, stainless steel 1 ½ bowl sink with side drainer and mixer tap over, eye level electric oven, gas hob with extractor fan over, integrated fridge freezer, dishwasher and microwave, tiled splashbacks, breakfast bar, spotlights, under cabinet lighting, kickboard lighting, double glazed windows to the front and rear aspects and radiator.



UTILITY ROOM

9' 4" x 5' 5" (2.85m x 1.67m) With a range of wall and base units with work surfaces over, integrated washing machine and tumble dryer, stainless steel sink with side drainer and mixer tap over, wall mounted gas fired central heating boiler, tiled splashbacks, spotlights, under cabinet lighting, kickboard lighting, radiator and door to the garden.

STUDY

6' 4" x 6' 3" (1.95m x 1.91m) With fitted desk and cupboards, radiator and double glazed window window to the front aspect.

BEDROOM 1

10' 10" x 9' 1" (3.31m x 2.78m) With over bed storage, fitted chests of drawers, fitted padded bed head, double glazed bow window to the rear aspect and radiator.



WALK-IN WARDROBE

With two double fitted wardrobes and spotlights.

EN-SUITE SHOWER ROOM

9' 3" x 5' 4" (2.84m x 1.65m) Fitted with a four piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit with storage beneath, bidet and close coupled WC, part tiled walls, chrome towel radiator, spotlights and double glazed window to the side aspect.

BEDROOM 2

10' 6" x 9' 4" (3.21m x 2.86m) With fitted wardrobes with mirror fronted sliding doors, over bed storage, fitted padded bed head, double glazed bow window to the front aspect and radiator.



SHOWER ROOM

6' 9" x 6' 3" (2.07m x 1.91m) Fitted with a three piece suite comprising of walk-in shower cubicle, wash hand basin in a vanity style unit with storage beneath and close coupled WC, tiled walls, storage shelving, chrome towel radiator, spotlights and double glazed window to the front aspect.



OUTSIDE

The property benefits from a block paved driveway providing off-street parking and access to the single garage. The garage has electric roller door to the front, side personnel door, light and power. There are gardens to the front, side and rear laid mainly to lawn with raised decked seating area, patio seating area, established and mature shrubs.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Piped Flo Gas central heating.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

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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 – HOW WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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.

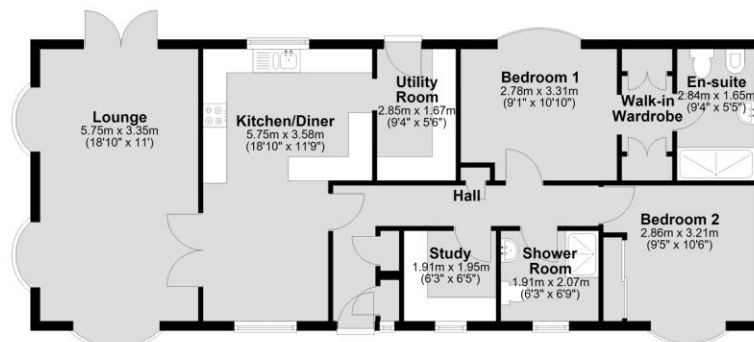
GENERAL

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 are for their clients and the vendors (Lessors) for whom they act as Agents given to the best of their knowledge.

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 whatsoever 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 87.6 sq. metres (942.8 sq. feet)



Total area: approx. 87.6 sq. metres (942.8 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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