



## 9 Fossdyke Walk, The Elms

Torksey, Lincoln, LN1 2EY

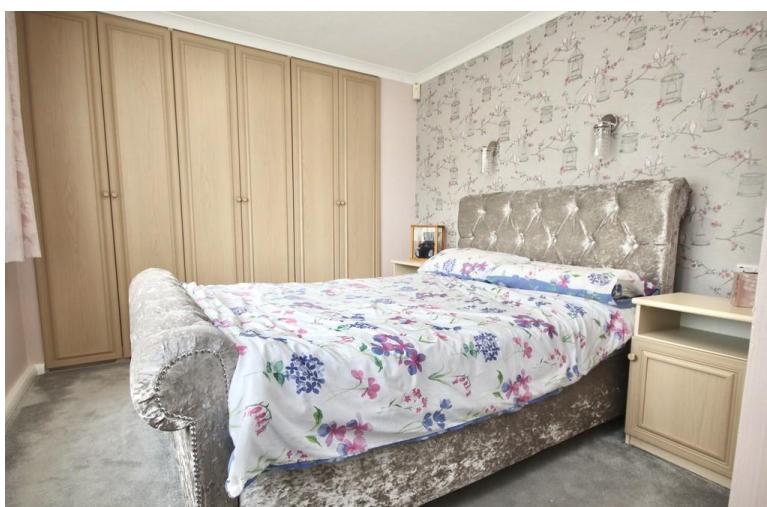


Book a Viewing!

**£130,000**

Situated in a fantastic position within the award-winning over-50s retirement development of The Elms, 9 Fossdyke Walk presents a rare opportunity to acquire a uniquely positioned two-bedroom park home. Enjoying a private, non-overlooked outlook close to the lock, the property offers both peace and convenience. It further benefits from two allocated parking spaces and is available with no onward chain. The accommodation is well laid out and comprises: inner hallway, lounge/diner, kitchen, bathroom, principal bedroom with en-suite, second bedroom, store, workshop, and utility room.





#### **SERVICES**

Mains electric, water and drainage. LPG central heating.

Pitch fee/service charge £210.45 per month

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

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. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. Park Rules and Regulations are available upon request.

Please note that there are no pets allowed and there is an age restriction of 50 and over.

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - West Lindsey District Council.

**VIEWINGS** - By prior appointment through Mundys.



## LOCATION

The Elms is an award winning fully residential luxury retirement park home site, licensed all year round for 339 homes, situated in Torksey in the heart of rural Lincolnshire. Residents at The Elms enjoy peace and tranquillity, beauty and comfort, economy and security all on a private estate which includes 10 acres of protected park land, 3 lakes, natural wildlife and beautiful landscaping. The adjoining canal offers peaceful walks together with private fishing. The residents benefit from bus services to Lincoln and Gainsborough (There is a Tesco's free bus and The Elms mini bus, which is run by the residents).



## ENTRANCE HALL

Entered via a UPVC door, the hallway houses a radiator and provides access to storage cupboards, lounge/diner, kitchen, both bedrooms and the bathroom.

## LOUNGE/DINER

19' 3" x 17' 4" (5.87m x 5.28m) A generous dual-aspect reception space with UPVC bay windows to the front and side - a comfortable, sociable room ideal for relaxing or entertaining.

## KITCHEN

9' 5" x 12' 7" (2.87m x 3.84m) A modern, practical kitchen fitted with base units, drawers and wall cupboards with complementary tiling. The kitchen includes a stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated fridge/freezer, eye-level double electric oven and grill, built-in eye-level microwave, and a four-ring electric hob with extractor. The space also benefits from a concealed gas central heating boiler, under-cabinet downlights and LED spotlights to the ceiling, radiator, and a UPVC window with rear door providing ramped external access.



## BEDROOM 1

9' 5" x 13' 11" (2.87m x 4.24m) A well-proportioned double bedroom with UPVC window to the front aspect, radiator and a range of fitted wardrobes. An internal door leads to the en-suite.

## EN-SUITE

Fitted with WC, wash hand basin and shower, the en-suite has vinyl flooring, tiled walls, a chrome towel radiator, extractor and a UPVC window to the front aspect.



## BEDROOM 2

9' 6" x 11' 1" (2.9m x 3.38m) A further double bedroom with UPVC window to the side aspect, radiator, wall lights and fitted storage cupboards with a pull down double bed and mattress.

## BATHROOM

10' 4" x 8' 1" (3.15m x 2.46m) A three-piece suite comprising shower, WC and wash basin. The bathroom features vinyl flooring, a fitted storage cupboard, tiled walls, a UPVC rear window and a radiator.

## WORKSHOP

Practical workshop space with door to the side patio and fitted with power and lighting.



## UTILITY ROOM

9' 10" x 6' 7" (3m x 2.01m) Fitted with base units and drawers with work surface above, stainless steel sink and drainer with mixer tap, and an electric hot water tap.

There are spaces for a washing machine/tumble dryer, plus power and lighting; a UPVC window and door serve the front aspect.



## STORE

6' 7" x 13' 9" (2.01m x 4.19m) A useful separate storage room with wooden flooring, electric heater, its own fuse board separate from the main property, window and door to the front aspect, plus power and lighting.

## OUTSIDE

The property enjoys neatly presented and low-maintenance outdoor areas, with a slabbed pathway wrapping around the home and linking the main spaces. To the front and side, an area of artificial lawn creates pleasant spots for relaxing or planting. A secure side gate leads through to further paved space, where the utility, workshop and store are all conveniently accessed. Two allocated parking spaces are included, and a rear ramp provides easy access directly into the kitchen.

### 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](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

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 - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law, LP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilon Gray will be able to provide information to you on Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Clarewells will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £25.

Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Surveyor gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 0152 2556088 and ask for Steven Spey 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 for themselves and the vendors (lessors) for whom they act as Agents given notice that:

1. The details are a general outline of 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 representations or warranty whatever 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 surveyor, particularly in respect of areas stated herein and verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street  
Lincoln  
LN2 1AS

22 Queen Street  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

