



2 Birch Grove

The Elms, Torksey, LN1 2EZ



Book a Viewing!

£69,500

A pleasant Two Bedroom Park Home situated within The Elms retirement development at Torksey. The Elms is an exclusive and secure private development on the outskirts of the village of Torksey and has protected parkland, lakes, natural wildlife and beautiful landscapes. There is the added benefit of a barrier controlled secure entrance, motorhome and caravan storage area, private canal moorings and fishing. The property has well presented accommodation comprising of Lounge, Kitchen Diner, Hall, Two Bedrooms with fitted bedroom furniture and Shower Room. Outside there is a garden store, Utility Room, allocated parking space in front of the home and a lawned garden. Viewing is highly recommended. NO CHAIN.





SERVICES

Mains electric, water and drainage. LPG central heating.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The Elms Retirement Development is situated just on the outskirts of the small village of Torksey. The village itself offers a local Golf Club, many countryside walks and a wealth of historical heritage to explore and the nearby villages of Laughterton and Saxilby offer village shops and amenities. Road and rail links are excellent, with the A1 approximately 15 minutes away and a rail link to London is also available at Newark. The beautiful City of Lincoln, with its shopping and historical attractions, is approximately 12 miles away.



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).

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.

ENTRANCE HALL

With cupboard housing the gas fired central heating boiler, storage cupboard, double glazed window to the side aspect and radiator.

LOUNGE

12' 5" x 12' 0" (3.81m x 3.66m) With double glazed bay window to the front aspect, double glazed window to the side aspect, electric fire set within a decorative fire surround, wall lights and radiator.

KITCHEN DINER

9' 9" x 9' 5" (2.98m x 2.89m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for cooker and fridge freezer, tiled splashbacks, two double glazed windows to the side aspects and radiator.

BEDROOM 1

12' 0" x 8' 4" (3.66m x 2.56m) Fitted with a range of bedroom furniture including wardrobes, bedside tables, dressing table, drawers, over bed storage, double glazed window to the side aspect and radiator.

BEDROOM 2

7' 10" x 7' 9" (2.40m x 2.38m) Fitted with a range of bedroom furniture including wardrobes, bedside tables, over bed storage, double glazed window to the side aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of walk in shower cubicle, high level WC and pedestal wash hand basin, tiled walls, radiator and double glazed window to the side aspect.





Total area: approx. 61.8 sq. metres (665.1 sq. feet)

UTILITY ROOM

11' 8" x 6' 7" (3.56m x 2.01m) With space for washing machine, base units with work surfaces over, light and power.

OUTSIDE To the front of the property there is a parking space. There is a lawned garden with patio seating area, shrubs and garden store.

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

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 LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who 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 Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer 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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

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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.



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