

HUNTERS[®]

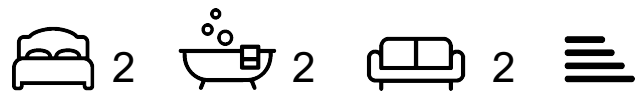
HERE TO GET *you* THERE



Kensington Grove

Torksey Lock, Lincoln, LN1 2GD

£98,500



Council Tax: A



23 Kensington Grove

Torksey Lock, Lincoln, LN1 2GD

£98,500



PORCH

UPVC double glazed entrance door with side window into porch and UPVC double glazed entrance door into:

ENTRANCE HALLWAY

Radiator, two storage cupboards (one being airing cupboard) and doors in turn giving access to:

DINING ROOM

9'10" x 8'6" (3.02m x 2.61m)

UPVC double glazed window, radiator and coving to ceiling. Opening gives access into:

LOUNGE

19'6" x 12'9" (5.96m x 3.89m)

UPVC double glazed window to the front elevation and two UPVC double glazed bay windows to the side elevation, two radiators, uPVC double glazed French doors to the rear elevation leading out to the decking area, fireplace and mantle with electric fire feature and coving to ceiling,

BREAKFAST KITCHEN

10'7" x 9'6" (3.23m x 2.90m)

Double glazed entrance door and window to the rear elevation, gloss finish fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor over, provision for automatic washing machine and space for fridge freezer, radiator and coving to ceiling,

BATHROOM

9'6" x 5'6" (2.91m x 1.69m)

UPVC double glazed window to the rear elevation

and suite comprising WC, pedestal wash handbasin with tiled splashback and panel sided bath with splashback, radiator, tiled flooring, covering to ceiling and a second door allowing access from the Master Bedroom,

MASTER BEDROOM

12'0" x 9'5" (3.66m x 2.89m)

UPVC double glazed window to the side elevation, range of fitted wardrobes, drawer unit and storage cupboard above, dressing table area, radiator and coving to ceiling,

BEDROOM TWO

9'6" x 8'7" (2.90m x 2.62m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes with overhead storage cupboards, radiator, coving to ceiling and door giving access to:

ENSUITE SHOWER ROOM

6'5" x 5'6" (1.97m x 1.69m)

UPVC double glazed window to the front elevation and suite comprising WC, pedestal wash handbasin with tiled splashback, shower cubicle, tiled flooring, radiator and coving to ceiling,

EXTERNALLY

A block paved driveway allowing off-road parking for multiple vehicles leading to the single sectional garage with up and over door light and power, steps lead to the front entrance door, access from driveway to the enclosed garden with slatted patio area, astroturf, storage shed and raised decking feature.

PARK HOME INFORMATION

The Park Home comes with a 10% sale fee to the site. The Mobile Homes Act 2013, Buying A Park Home Factsheet states: 2.16 You must pay the seller 90% of the sale price when the sale is completed. You must hold the remaining 10% as commission, which has to be paid to the site owner later. The rent and electric is paid monthly on the 1st of each month. It is currently £156.02 per month. The site rules restrict ownership to over 50s retirees (although some residents to carry out part time work leading up to retirement age). Dogs are allowed but no more than two and they must be kept on a lead when going around the park area and any fouling cleaned up. Every home has a driveway for a car but campers must be kept in the camper parking area for which there is a charge of £200 per year. The electric meters are read once a year in December and the following charges are based on that reading. The water meters are read twice a year. The gas is paid directly to the gas company.

AGENT NOTE

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM

Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'



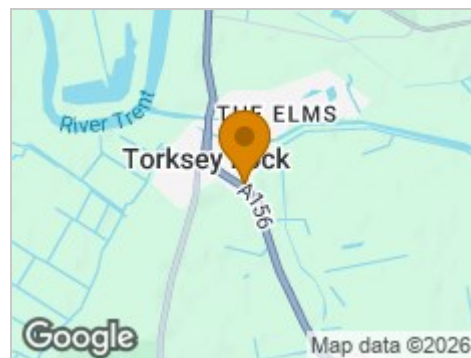
Road Map



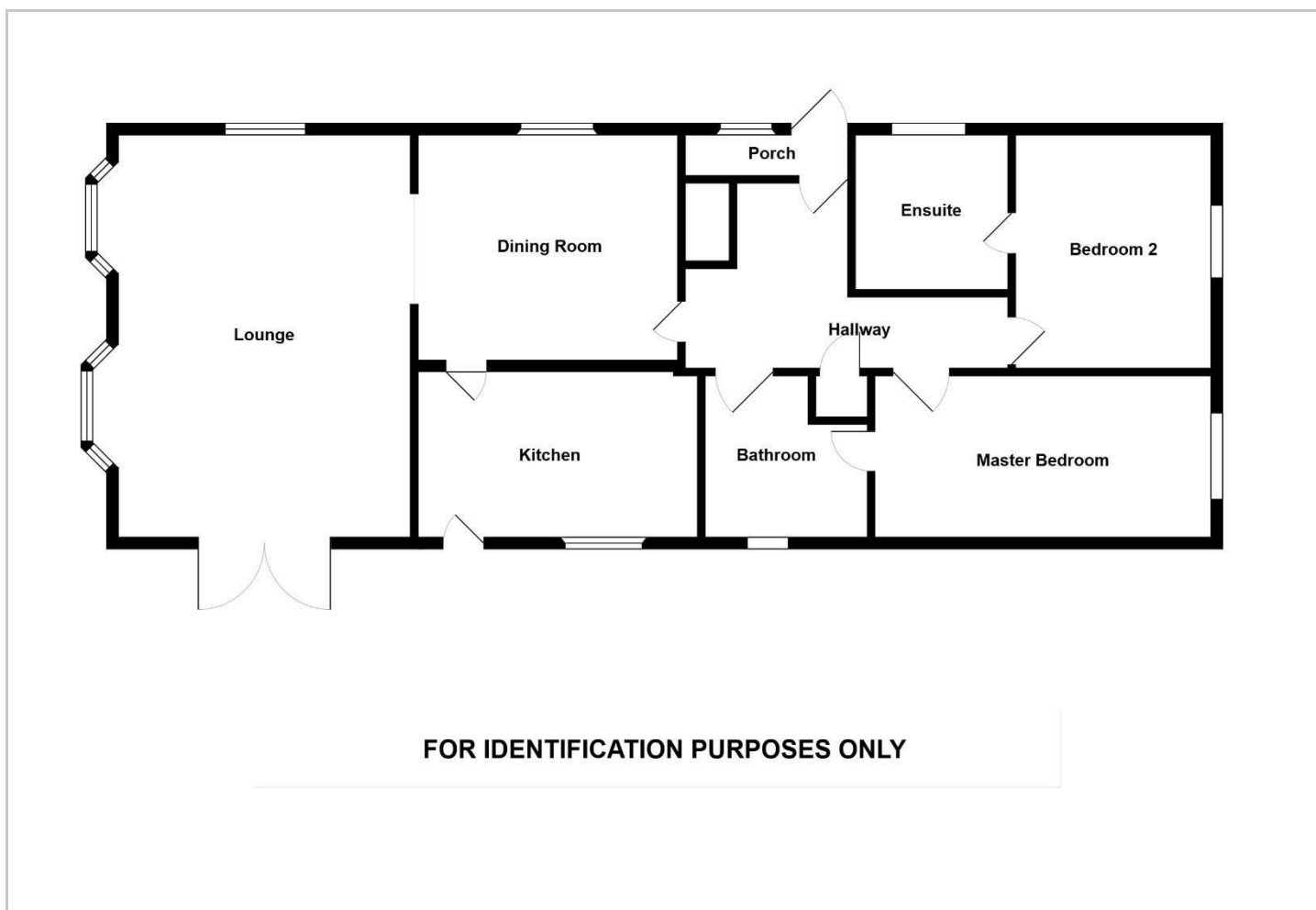
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.