



**6 Lime Close**  
**The Elms, Torksey, LN1 2PN**



Book a Viewing!

**£85,000**

A two bedroom single unit park home, offered for sale with no onward chain and situated within the popular retirement village The Elms in Torksey. Requiring some modernisation, the property presents an excellent opportunity for buyers looking to update and personalise, while benefiting from a well-proportioned layout and pleasant surrounding plot. The accommodation comprises of an entrance hall, lounge, kitchen diner, two double bedrooms, bathroom and a separate utility room. Externally, the property enjoys low maintenance gardens, a patio seating area and off road parking.





**SERVICES**

Mains electric, water and drainage. LPG 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. 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.

Annual Ground Rent Amount - £2,063.49

Service Charge Reviewed - Annually

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

**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).



## ACCOMMODATION

### ENTRANCE HALL

With UPVC frosted glass door with accompanying side window, laminate flooring, two useful storage cupboards, one with shelving and the other housing the wall mounted boiler and access to the kitchen diner, both bedrooms and bathroom.



### LOUNGE

13' 10" x 11' 11" (4.22m x 3.63m) With UPVC double glazed windows to both the front and side aspects, fireplace with surround, glazed double doors leading through to the kitchen diner and door providing access to the garden.

### KITCHEN/DINER

9' 5" x 13' 10" (2.87m x 4.22m) Fitted with a range of wall and base units, incorporating a sink with drainer and mixer tap positioned beneath a UPVC double glazed window overlooking the garden, lino flooring, radiator, gas hob, eye level electric oven, space for a fridge freezer and ample room for a dining table.

### BEDROOM 1

13' 10" x 12' 7 max" (4.22m x 3.84m) With UPVC double glazed window to the side aspect, radiator and a range of fitted wardrobes providing useful storage.

### BEDROOM 2

8' 10" x 7' 10" (2.69m x 2.39m) With UPVC double glazed window to the side aspect, radiator and fitted wardrobe storage.



### BATHROOM

Comprising of a three piece suite including a double width shower cubicle with tiled splashbacks, pedestal wash hand basin and WC, lino flooring, radiator, wall mounted vanity storage, extractor and a frosted UPVC double glazed window to the side aspect.



#### UTILITY ROOM

13' 10" x 6' 8" (4.22m x 2.03m) A separate and practical space fitted with worktop, stainless steel sink with drainer and plumbing for a washing machine.

#### OUTSIDE

The property benefits from a pleasant, low maintenance plot. To the front there is a parking space for one vehicle and a slabbed pathway running around the perimeter of the home. The garden is primarily laid to lawn with gravelled borders and includes a patio seating area, ideal for enjoying the outdoor space during the warmer months. There is also access to a useful external store and separate utility room, along with designated gas canister storage area.

#### Ground Floor



Total area: approx. 74.0 sq. metres (796.1 sq. feet)

#### 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 LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co., Bird & Co and Gison 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.

Coverings 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 roughly 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 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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