



**14 Sycamore Avenue, The Elms**  
Torksey, Lincoln, LN1 2NJ



Book a Viewing!

### Offers in the Region of £77,500

A two bedroom single Park Home positioned in the popular over 50's residential development of The Elms, Torksey. The property has internal accommodation comprising of a bay-fronted Lounge, Kitchen/Diner, Shower Room, two well-appointed Bedrooms and a Store/Utility Room. There are gardens to the front and side and off road parking. Viewing of this property is highly recommended.







#### SERVICES

Mains electric, water and drainage. LPG central heating. New boiler installed in May 2025 (10 year warranty)

**COUNCIL TAX BAND – A.** (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).





## GROUND RENT INFORMATION

Ground Rent - £152.64 PCM

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 Vendor. Park Rules and Regulations are available upon request.

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

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

## HALL

With two storage cupboards, radiator and double glazed window to the side aspect.

## LOUNGE

12' 6" x 12' 0" (3.82m x 3.67m) , with double glazed bay window to the front aspect, double glazed window and door to the side aspect, feature fireplace and two radiators.

## KITCHEN/DINER

11' 11" x 8' 2" (3.65m x 2.49m) Fitted with a range of wall and base units with work surfaces over, ceramic sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, tiled splashbacks, radiator and two double glazed windows to the side aspects.

## BEDROOM 1

10' 3" x 9' 10" (3.14m x 3.02m) Fitted with a range of wardrobes, two radiators and double glazed window to the side aspect.

## BEDROOM

2 With double fitted wardrobe, radiator and double glazed window to the side aspect.

## SHOWER ROOM

With a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, spotlights, radiator and double glazed window to the side aspect.

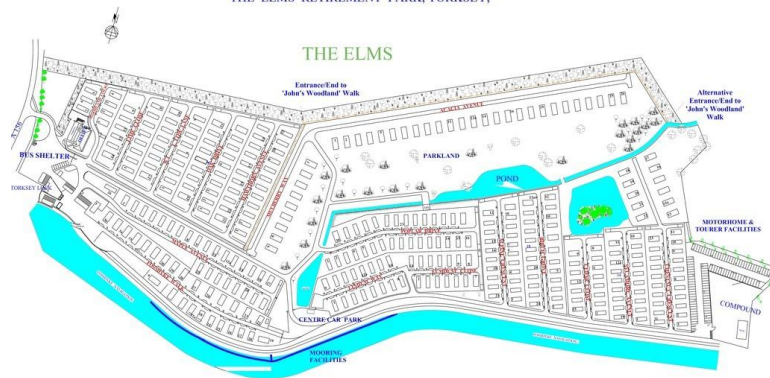
## OUTSIDE

To the front of the property there is a parking space. The property has a side garden laid mainly to lawn with patio seating area and flowerbeds.

There is also a Store Room and a Utility Room with light, power and plumbing.



## THE ELMS RETIREMENT PARK, TORKSEY.



## 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 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 Calum 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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## Ground Floor

Approx. 60.9 sq. metres (656.0 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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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