

18 Poplar Drive, The Elms

Torksey, LN1 2NW

Book a Viewing!

£60,000

A Two Bedroom Single Park Home positioned in this award winning over 50's retirement development of The Elms, Torksey.

The property has internal accommodation comprising of a Lounge, Kitchen/Diner, Bathroom, Two Bedrooms, Outside Store and Utility Room. Outside the property there are gardens to the front and a parking space.





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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).

Pitch Fee/Ground Rent - £TBC

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.

ACCOMMODATION

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

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

KITCHEN/DINER
13' 10" x 9' 6" (4.23m x 2.90m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven with gas hob, space for fridge, tiled splashbacks, two double glazed windows to the side aspects and radiator.

BEDROOM 1
13' 10" x 8' 5" (4.23m x 2.57m) With double glazed window to the side aspect, radiator and a range of fitted wardrobes.

BEDROOM 2
8' 1" x 7' 8" (2.48m x 2.36m) With double glazed window to the side aspect, radiator and fitted wardrobe.

SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, wash hand basin and close coupled WC, tiled walls and flooring, storage cupboard, radiator and double glazed window to the side aspect.

STORE
9' 1" x 4' 0" (2.77m x 1.23m) With light and power.

UTILITY ROOM
11' 8" x 5' 6" (3.57m x 1.70m) With stainless steel sink with side drainer and hot and cold taps and spaces for a washing machine and tumble dryer.

OUTSIDE
The property benefits from a driveway for off-street parking and a lawned garden with patio seating area.





KEY FACTS FOR BUYERS

SERVICES
Mains electric, water and drainage. LPG central heating.

EPC RATING – Exempt.

COUNCIL TAX BAND – A (West Lindsey District Council).

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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
https://www.mundys.net/referrals/

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.

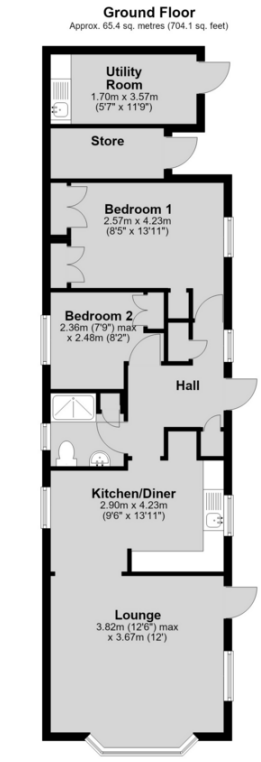
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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

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Total area: approx. 65.4 sq. metres (704.1 sq. feet)

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 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.

The Property Ombudsman