



**Birch Grove, Torksey LINCOLN LN1 2EZ**

*welcome to*

**Birch Grove, Torksey LINCOLN**

Early viewing is essential for this spacious and fully refurbished over 50s double park home within the sought after village of Torksey. Boasting new carpets throughout, double bedrooms, utility room, ample outdoor space including a private patio area, attractive lake views and a detached garage.



Situated on a sought after site within the village of Torksey is this very well presented two bedroom double park home, boasting a fantastic plot with beautiful lake views to the side.

'The Elms' site benefits from a private fishing lake for residents, regular craft groups, bus services to nearby towns, no dogs or cats allowed policy, and twice-weekly visits from Post Office & Library vans.

The fully refurbished internal accommodation with new carpets throughout briefly comprises: entrance hall, lounge, modern fitted kitchen/diner with integral appliances, utility room, study with French doors opening to the patio area, two double bedrooms with built in wardrobes and a family bathroom. Being a particular feature of this property is the attractive and generous outdoor space.

A driveway to the side provides ample parking and access to the detached garage with an electric door. Alongside the driveway is a spacious area of artificial lawn, an area of gravel and pathway leading to a raised seating area accessing the entrance door. To the rear is a large enclosed patio area providing a private space for outdoor dining and further seating and enclosed bin storage area.

Early internal viewing is strongly recommended to appreciate this property and its location in full.

**Entrance Hall**

**Lounge**

**Kitchen / Diner**

**Utility Room**

**Study**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Outside**

**Detached Garage**

**Site**

**Agent's Note**



***view this property online*** [williamhbrown.co.uk/Property/LCR123641](http://williamhbrown.co.uk/Property/LCR123641)



welcome to

Awaiting Photograph

## Birch Grove, Torksey LINCOLN

- SPACIOUS & MODERN DOUBLE OVER 50s PARK HOME ON SOUGHT AFTER SITE
- SOLD WITH NO ONWARD CHAIN
- PITCH FEE PAID UNTIL APRIL 2027
- REFURBISHED TO A HIGH STANDARD INCLUDING NEW CARPETS
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £168,950



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LCR123641](https://www.williamhbrown.co.uk/Property/LCR123641)



Property Ref:  
LCR123641 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



35-36 Silver Street, LINCOLN, Lincolnshire, LN2 1EW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)