



Elms Bungalow

Torksey Lock, Lincoln, LN1 2EH

£1,200 pcm

VIEWS OVER TORKSEY LOCK - AVAILABLE NOW!

The property briefly comprises of an Entrance Hall, Utility Room and Open Plan Kitchen Lounge with views towards Torksey Lock. To the Ground Floor there are Two Double Bedrooms and a Bathroom, with stairs rising to the First Floor where there is a spacious Double Bedroom with En-suite Bathroom including shower.



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LOCATION

The Elms Retirement Village is located at Torksey Lock, positioned alongside the River Trent and the Fossdyke Canal. The development is accessed from the A156 between Lincoln and Gainsborough, offering road links to the A57 and A46. The village of Torksey has a public house and village hall, with further amenities available in Saxilby including a Co-op Food store, independent shops and a train station with services to Lincoln and Sheffield. Lincoln city centre is approximately 8 miles away, providing a full range of shopping, leisure and transport facilities.

ACCOMMODATION

A modern and spacious Three Bedroom Detached riverside Dormer Bungalow overlooking Torksey Lock, positioned within the gated community of The Elms Retirement Village. The bungalow offers well presented internal accommodation comprising of an Entrance Hall, Utility Room, fitted Kitchen, Lounge Diner, Inner Hall, Rear Hall, Two Double Bedrooms and a Bathroom to the Ground Floor. To the First Floor, a landing leads to an impressive Double Bedroom which benefits from an En-suite Bathroom.

OUTSIDE

To the front of the property there is a parking space providing off road parking and a single detached garage with electric roller door, power and lighting. The property sits behind a brick wall with wrought iron fencing and benefits from low maintenance landscaped gardens. There is also a small outside seating area in addition to the garage and parking space.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Three Bedroom Detached Bungalow
- Stunning Views Overlooking Torksey Lock
- Gated Development and Property
- Single Garage & Parking Space
- Three Excellent Sized Bedrooms
- En-Suite to Bedroom One
- Viewing Highly Recommended
- EPC Energy Rating - C
- Council Tax Band - C (West Lindsey District Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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