



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.

Entrance Hall

With two built in storage cupboards, laminate flooring, radiator and airing cupboard.

Lounge

With two double glazed bay windows to the front, double glazed sliding door to the side, carpet flooring and two radiators.

Kitchen / Diner

With double glazed windows to the sides, a quality modern fitted Howdens kitchen in a range of wall and base units with work surfaces, integral oven, gas hob with extractor fan over, stainless steel sink and drainer, integral dishwasher, wine fridge, integral fridge and freezer, laminate and carpet flooring, part tiling to the walls, inset ceiling lights and radiator.

Utility Room

With a range of fitted units, space for appliances and stainless steel sink and drainer, opening to:-

Study

With double glazed French doors opening to patio area and Wi-Fi connection.

Bedroom One

With double glazed window to the side, built in wardrobes, carpet flooring and radiator.

Bedroom Two

With double glazed window to the side, built in wardrobe, carpet flooring and radiator.

Bathroom

With double glazed window to the side, bath, shower, wc, wash hand basin, vinyl flooring, part tiling to the walls and vinyl flooring.

Outside

Being a particular feature of this property is the generous and well presented outdoor space, with wonderful views of the lake. A driveway to the side provides ample parking and access to the detached garage. Alongside the driveway is a spacious area of artificial lawn, an enclosed bin storage area, 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.

Detached Garage

With electric door and numerous power points.

Site

'65 acres of woodland, lakes and peaceful countryside.

The Elms is a truly unique residential community where nature, neighbourliness and comfort come together.

Designed exclusively for people over 50, it offers a luxurious yet down-to-earth lifestyle surrounded by protected parkland, private moorings, woodland trails and a warm, village-like community that feels instantly welcoming.'

Agent's Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought



from Park homes - GOV.UK (www.gov.uk)



view this property online williamhbrown.co.uk/Property/LCR123641



welcome to

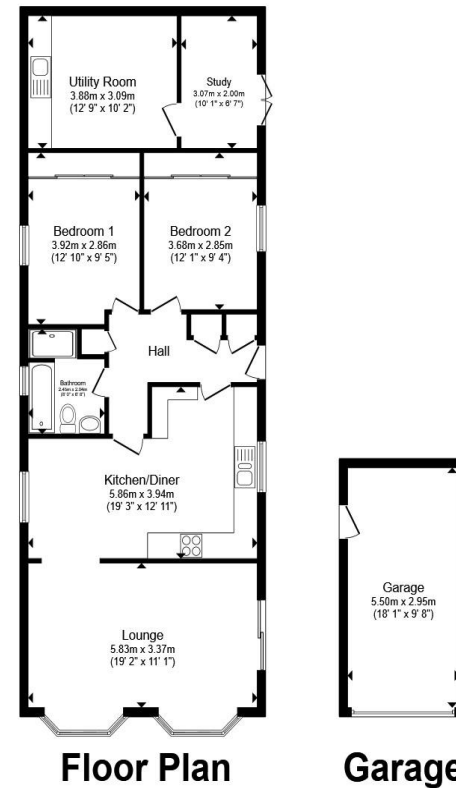
Birch Grove, Torksey LINCOLN

- 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.

offers in excess of



Total floor area 112.3 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LCR123641



Property Ref:
LCR123641 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01522 534 771



Lincoln@williamhbrown.co.uk



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



williamhbrown.co.uk