

12 Fossdyke Walk, The Elms

Torksey, Lincoln, LN1 2EY

Book a Viewing!

£152,000

A well-presented two bedroomed modern double park home positioned in this award winning site of The Elms in Torksey. The Elms is an exclusive and secure private development on the outskirts of the pleasant village of Torksey. The Elms has 65 acres of land with ten acres of protected parkland, three lakes, natural wildlife, beautiful landscapes and has the added benefit of a barrier controlled entrance, motorhome and caravan area, private canal, moorings and fishing. The property has modern internal living accommodation briefly comprising of a Fitted Kitchen, Lounge Diner, Inner Hallway, Luxury Shower Room and Two Bedrooms with fitted wardrobes. There is also Garden Room and Utility Room. Outside there are gardens to the front and side of the property with an allocated parking space and views over the canal.





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

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). Visit The Elms Website for more information - www.elmsretirementpark.co.uk.

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.

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

KITCHEN
8' 5" x 13' 1" (2.58m x 4.00m), with UPVC window and door to the side aspect, fitted with a range of base units and drawers with work surfaces over, ceramic sink unit and drainer with mixer tap above, integral oven and combination microwave, four ring gas hob with extraction above, integral fridge freezer, integral dishwasher, radiator and doors to hallway and lounge.

LOUNGE DINER
17' 10" x 19' 5" (5.46m x 5.92m), with two UPVC bow windows to the front aspect, double UPVC doors to the side aspect, wooden flooring, electric fire, spotlights to the ceiling and radiator.

INNER HALLWAY
With radiator, LED spotlights and doors to shower room, lounge, kitchen, airing cupboard and two bedrooms.

SHOWER ROOM
6' 3" x 8' 11" (1.91m x 2.74m), with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin with vanity cupboard, radiator and partly tiled walls.

BEDROOM 1 9' 6" x 11' 5" (2.90m x 3.50m), with UPVC window to the side aspect, radiator and fitted wardrobes and cupboards.

BEDROOM 2 8' 4" x 8' 10" (2.55m x 2.70m), with UPVC window to the side aspect, radiator and fitted wardrobes and cupboards.

GARDEN ROOM 9' 3" x 9' 8" (2.84m x 2.95m), with door to the side aspect, power, lighting and door to the utility room.

UTILITY ROOM 9' 1" x 9' 6" (2.77m x 2.91m), fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer, spaces for automatic washing machine and fridge freezer, power and lighting.

OUTSIDE There is a parking space to the front. To the side of the property there is a paved pathway, lawned garden and flowerbeds. To the rear of the property there are views over the canal.

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
Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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 Callum 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.

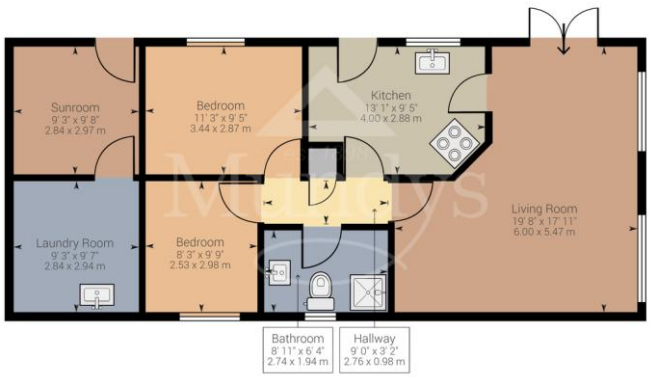
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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

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Approximate net internal area: 874.95 ft² / 81.29 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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