



## 7 Acacia Avenue, The Elms

Torksey, Lincoln, LN1 2NY

### Offers In Region Of £150,000

**NO ONWARD CHAIN** - This is a beautifully located double 45ft x 20ft Park Home situated on the over 50's Award Winning Development of The Elms in Torksey and managed by Cove Communities UK. The Park Home has internal accommodation to comprise of Lounge, Dining Room, Kitchen, Bathroom, two Bedrooms. Outside the Park Home enjoys open parkland views and there is a gravelled garden and paved seating area to the side which also gives access to the Store which, in turn, leads to a further Store/Workshop and Utility. The Park Home has the added benefit of a driveway and Garage.



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**EPC RATING** – Exempt.

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

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln on the A57 and continue along, passing Saxilby and at the Drinsey Nook Junction continue forward on to the A156 towards Gainsborough. Go over the bridge at Torksey Lock and The Elms is located on the right hand side.

**GROUND RENT**

Annual Ground Rent - £3,000 per annum.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**SERVICES**

Mains electric, water and drainage. LPG central heating.

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.

**LOCATION**

The Elms covers an area of over 65 acres in the historic village of Torksey boasting 10 acres of protected parkland, complete with 3 lakes, woodland walkways, caravan storage facilities and private Canal Moorings. Our award-winning retirement park has 339 luxury retirement homes which are available to live in all year round. It boasts beautifully maintained grounds, adjoins the Fossdyke canal and benefits from secure barrier access.



There are plenty of opportunities to take in the beautiful Lincolnshire countryside, from our woodland walk in John's Wood to the canal walk and mooring.

The woods are the perfect haven for bird watchers and wilderness lovers, with plenty of opportunities to pause and take in the scenery. A short wander from the woods will have you walking down to the canal and down to the Torksey Lock basin – you could even opt to moor your own boat!

It is this setting and these beautiful surroundings that make The Elms one of the most delightful and picturesque villages to live in

Our floating pontoon moorings here at The Elms are non-residential and offer a fantastic onsite facility. There are electric hook-up points along the 400-metre stretch of moorings at regular intervals. Entry to the moorings is behind the barrier-controlled access at the entrance to The Elms with a private gate down onto the moorings themselves.

#### **CLOSE TO LOCAL ATTRACTIONS**

Just a stone's throw from numerous UK heritage sites, art galleries, restaurants and shopping options – from the UK's best antique dealers to beautiful boutiques.

#### **CCTV SECURITY**

Safety is very important to us and have the latest CCTV software and barrier controls.

#### **ELECTRIC AND WATER**

Electric and water are available at our moorings, and it couldn't be easier, just hook up and go.

#### **RECYCLING**

Located on the edge of the lock are self-service sewage pumps.

#### **FACILITIES**

Access to on-site toilets and shower block.

#### **CARAVAN STORAGE**

Retiring means more 'you time' and for many of our owners, this means holidaying in their own touring caravans and motorhomes. At The Elms, we offer a secure and well-maintained storage facility, the perfect solution to keeping your tourer safe.

#### **CARAVAN STORAGE SAFETY**

The storage facility benefits from CCTV surveillance infrared optical trip wire and electronic gates with timed access – along with on-site monitoring. You can even check the CCTV for yourself!

#### **CARAVAN STORAGE ACCESSABILITY**

Just a stone's throw from your home on the border of the park, out of sight – but not out of mind.

#### **PARK HOME ACCOMMODATION**

**INNER HALLWAY** - With uPVC entrance door and doors leading to two cupboards, two Bedrooms, Bathroom, Dining Room and Kitchen.

**KITCHEN** - 13' 0" x 9' 0" (3.97m x 2.75m) With uPVC window to the side aspect, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, sink unit and drainer, integral oven, spaces for a fridge and freezer and door to the Dining Room.

**DINING ROOM** - 9' 6" x 10' 1" (2.90m x 3.09m) With uPVC window to the side aspect and radiator.

**LOUNGE** - 11' 4" x 19' 5" (3.46m x 5.92m) With two uPVC bay windows overlooking parkland, uPVC doors to the side aspect, fireplace and two radiators.

**BEDROOM 1** - 11' 4" x 9' 4" (3.46m x 2.87m) With uPVC window to the side aspect, a range of fitted wardrobes and radiator.

**BEDROOM 2** - 12' 0" x 9' 3" (3.67m x 2.83m) With uPVC window to the side aspect and radiator.

**BATHROOM** - 8' 3" x 6' 7" (2.52m x 2.01m) With uPVC window to the side aspect, suite to comprise of bath, separate shower, WC and wash hand basin and radiator.





**STORE - 19' 5" x 4' 9"** (5.92m x 1.45m) With side entrance door and doors leading to a further Store/Workshop and Utility.

**STORE/WORKSHOP - 6' 7" x 9' 4"** (2.01m x 2.87m) With power and lighting

**UTILITY ROOM - 6' 7" x 9' 8"** (2.01m x 2.95m) With plumbing and space for a washing machine, power and lighting

**GARAGE -** With up and over door to the front and window and door leading to the garden.

**OUTSIDE -** There is a gravelled garden and paved seating area to the side which also gives access to the Store which, in turn, leads to a further Store/Workshop and Utility.

**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](http://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 - HOW WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers 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 £50 per sale and £150 per purchase from them.

CWH and J Water 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.

Westlaby Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 rely on themselves and the vendors (Lessors) for whom they act as Agents given that:

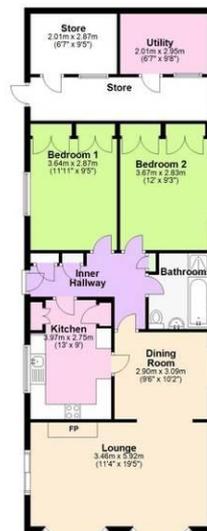
1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition 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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**Ground Floor**

Approx. 114.0 sq. metres (1227.1 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

For illustration purposes only. Plans provided using Planific.

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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 and 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.

