



1 Woodland Court, The Elms

Torksey, Lincoln, LN1 2GF

£145,000

A beautifully presented two bedroomed modern double park home situated in this prime location within the 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 Kitchen with a range of integral appliances, Dining Room, Lounge, Hallway, Bedroom 1 with walk-in wardrobe and En-suite Shower Room, Bedroom 2 and Bathroom. The property is situated on a corner plot with good sized gardens to the side of the property which also leads to a Store to the rear of the park home and gives access to the Craft Room and Utility Room. There is the additional benefit of an off road parking space to the front of the park home.



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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.

TENURE - Leasehold.

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.

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.

ACCOMMODATION

KITCHEN

14' 6" x 9' 5" (4.42m x 2.87m) , with UPVC double glazed window and door to the side elevation, vinyl flooring, fitted with range of wall, base units and drawers with work surfaces over, matching upstand, 1 1/2 bowl stainless steel sink unit and drainer, integral oven, integral microwave, four ring gas hob with extractor fan over, integral fridge freezer, integral dishwasher, wall unit housing the gas central heating boiler, storage cupboard, radiator, spotlighting and door to the dining room.

DINING ROOM

9' 7" x 8' 5" (2.92m x 2.57m) , with UPVC double glazed window to the side elevation, radiator, spotlighting, double doors to lounge and door into hallway.

LOUNGE

19' 4" x 11' 4" (5.89m x 3.45m) , with two UPVC double glazed windows to the front elevation, double doors to the side elevation, fireplace with electric fire inset, spotlighting and two radiators.

HALLWAY

With access to roof void and doors to two bedrooms and bathroom.

BEDROOM 1

9' 4" x 9' 3" (2.84m x 2.82m) , with UPVC double glazed window to side elevation, built-in wardrobes, drawers and high level cupboard, door into walk-in wardrobe and door into en-suite shower room.

WALK-IN WARDROBE

5' 3" x 4' 2" (1.6m x 1.27m) , with radiator, built-in drawers, shelving and hanging space.

EN-SUITE SHOWER ROOM

5' 5" x 5' 0" (1.65m x 1.52m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, vanity wash hand basin and walk-in shower cubicle, fully tiled walls and radiator.





BEDROOM 2

10' 0" x 9' 5" (3.05m x 2.87 m) , with UPVC double glazed window to side elevation, built-in wardrobes, drawers and radiator.

BATHROOM

8' 9" x 6' 2" (2.67m x 1.88m) , with UPVC double glazed window to the side elevation, vinyl flooring, suite to comprise of low level WC, wash hand basin and bath, built-in cupboards and shelving unit, heated towel unit and extractor fan.

STORE

19' 3" x 4' 3" (5.87m x 1.3 m) With access to the craft room and utility room.

CRAFT ROOM

9' 4" x 6' 7" (2.84m x 2.01 m) , with window to the side elevation.

UTILITY ROOM

9' 7" x 6' 7" (2.92m x 2.01 m) , with plumbing and space for washing machine.

OUTSIDE

The property is situated on a corner plot with generous sized gardens to the side of the property. There is an off road parking space to the front.



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.

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Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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 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 roughly checked.

GENERAL

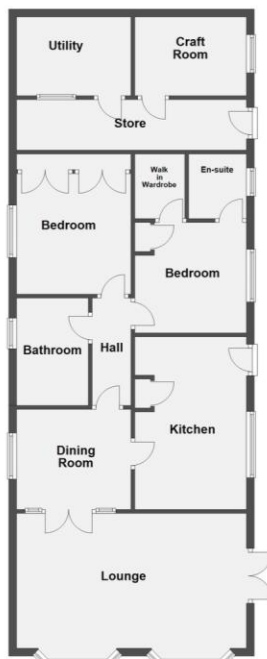
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Ground Floor

Approx. 1024.1 sq. feet



Total area: approx. 1024.1 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanIt

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