



7 Cedar Close, The Elms

Torksey, Lincoln, LN1 2NH

£90,000

A well presented two bedroomed park home situated within the Award Winning Development of The Elms. The Elms is a private estate which includes ten acres of protected parkland, three lakes, nature and wildlife, beautiful landscapes and also benefits from a barrier controlled entrance, motor home and caravan storage area, private canal, moorings and fishing. The property offers internal accommodation to briefly comprise of Hallway, Lounge, Kitchen with Dining Area, two Bedrooms and modern Shower Room. Outside there is the additional benefit of a good sized outbuilding incorporating a Store and Utility Area. To the side of the property there are well maintained and attractive gardens and an off road parking space to the front. Viewing is highly recommended.



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SERVICES

Mains electric, water and drainage. LPG central heating.

EPC RATING – exempt.

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

TENURE - Leasehold.

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.

GROUND RENT - £1,497 per annum.

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.



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.



HALLWAY

With uPVC double glazed external door and window to side elevation, laminate flooring, radiator, storage cupboard and airing cupboard housing the gas fired central heating boiler.

KITCHEN DINER

12' 2" x 8' 1" (3.71m x 2.46m) With uPVC double glazed windows to both side elevations, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over, 1 1/2 bowl sink unit and drainer with mixer tap, space for a free standing cooker with tiled splash-back and extractor fan over, space for a freestanding fridge freezer, radiator and spotlights to ceiling.



LOUNGE

12' 7" x 12' 2" (3.84m x 3.71m) With uPVC double glazed window to front elevation, uPVC double glazed door and window to side elevation, laminate flooring, two radiators and wall lights.

BEDROOM 1

10' 1" x 8' 4" (3.07m x 2.54m) With uPVC double glazed window to side elevation, laminate flooring, built-in wardrobe and radiator.

BEDROOM 2

7' 7" x 7' 5" (2.31m x 2.26m) With uPVC double glazed window to side elevation, laminate flooring, built-in wardrobe and radiator.

SHOWER ROOM

5' 11" x 5' 3" (1.8m x 1.6m) With uPVC double glazed window to side elevation, tiled flooring, mermaid boarding to walls, suite to comprise of low level WC, wash hand basin with cupboard space below and walk-in shower, radiator, electric fan heater and extractor fan.





OUTSIDE

Accessed from the outside the property has a Store and a Utility Area. There are well maintained lawned gardens and a patio seating area to the side of the property, a further low maintenance paved garden and flower bed to the front with an off road parking space.

STORE

12' 2" x 4' 0" (3.71m x 1.22 m) With entrance door and windows to the Utility Area.

UTILITY AREA

13' 8" x 5' 7" (4.17m x 1.7m) With entrance door, windows to the Utility Area, plumbing and space for a washing machine, power and lighting.

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, Bridge McFarland, Ringrose 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 £150 per sale and £150 per purchase from them.

CWH and J Walter 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.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby 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 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.

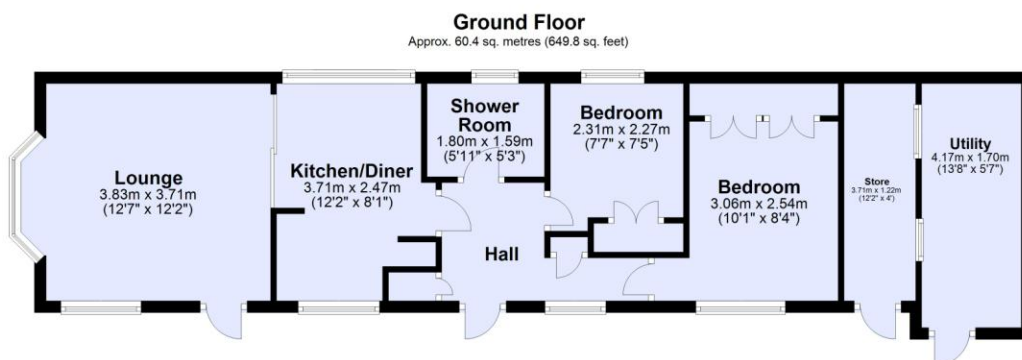
NOTE

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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are 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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.



Total area: approx. 60.4 sq. metres (649.8 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 PlanUp.

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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.

