



## 10 Lime Close, The Elms

Torksey, Lincoln, LN1 2EX

**£180,000**

A completely refurbished bay fronted two bedroomed luxury park home located in this award winning retirement site The Elms in Torksey. The Elms is private estate which includes 10 acres of protected parkland, three lakes, nature and wildlife, beautiful landscapes and also benefits from a barrier controlled entrance, motorhome and caravan area, private canal, moorings and fishing. The property offers internal accommodation to comprise of bay fronted Lounge, modern fitted Dining Kitchen with a range of fitted appliances, luxury Shower Room and two well-appointed Bedrooms. There is also a garden Store and Utility Room. Outside there is a garden to the side and a parking space to the front. The property is being sold with No Onward Chain.



#### **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.

Length of Lease - N/A

Years Remaining on Lease - N/A

Annual Ground Rent - Approximately £2,500.00.

Ground Rent Review Period - 1st April every year.

Annual Service Charge Amount - N/A

Service charge review period - N/A

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





**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY** - 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.

#### **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 Loughterton 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](http://www.elmsretirementpark.co.uk).

#### **ACCOMMODATION**

##### **INNER HALLWAY**

With UPVC window and door to the side aspect, doors to fitted cupboard, boiler cupboard housing the gas central heating boiler, shower room, kitchen diner and two bedrooms.

##### **LOUNGE**

11' 10" x 14' 0" (3.62m x 4.29m) , with UPVC bay window to the front aspect, UPVC window and door to the side aspect, archway to the kitchen diner and a radiator.

##### **KITCHEN DINER**

9' 8" x 14' 0" (2.96m x 4.29m) , fitted with a range of modern base units and drawers with work surfaces over, stainless steel sink unit and drainer, four ring gas hob with extraction above, electric oven, integral wine cooler, integral fridge freezer, wall mounted cupboards with complementary tiling below and radiator.

##### **SHOWER ROOM**

6' 9" x 5' 11" (2.06m x 1.81m) , with UPVC window to the side aspect and suite to comprise of shower, WC and wash hand basin.



#### BEDROOM 1

12' 1" x 14' 0" (3.69m x 4.29m) , with UPVC window to the side aspect, radiator and fitted bedroom furniture.

#### BEDROOM 2

6' 6" x 5' 10" (2.00m x 1.78m) , with UPVC window to the side aspect, radiator and fitted cupboards.

#### STORE

4' 3" x 14' 0" (1.31m x 4.29m) , with door to the side aspect.

#### UTILITY ROOM

6' 8" x 14' 0" (2.04m x 4.29m) , with door to the side aspect, fitted base units with stainless steel sink unit and drainer with mixer tap, space for automatic washing machine and fridge freezer.

#### OUTSIDE

There is a paved area and lawned garden to the side of the property. To the front of the property there is a parking space.

#### 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 - 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 them 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 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.
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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 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.

