



9 Oak Drive, The Elms

Torksey, Lincoln, LN1 2PY

£139,950

This is a modern luxury two bedroomed Park Home located on The Elms, an Award Winning Retirement Development for the over 50's. The Elms is situated on 10 acres of protected parkland with lakes, waterside walks and gated 24 hour manned security. Internally the property has accommodation to comprise of an Inner Hallway with fitted cupboards, luxury Shower Room, two Bedrooms with fitted bedroom furniture, modern fitted Kitchen Diner and a bay fronted Lounge. Outside there is a Storage Area, Utility Room, gardens to the side and parking to the front.





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.

GROUND RENT INFORMATION

Length of Lease - N/A.

Years Remaining on Lease - N/A.

Annual Ground Rent - £1,737.00.

Ground Rent Reviewed - Annually in April.

Annual Service Charge Amount - N/A.

Service Charge Reviewed - N/A.

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

TENURE - Leasehold.



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.

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 a 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 parkland, 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).



INNER HALLWAY

With uPVC window and door to the side, doors to two Bedrooms, Shower Room, Kitchen Diner and fitted cupboards (one housing the gas fired central heating boiler).

KITCHEN DINER

9' 8" x 14' 0" (2.96m x 4.29m) With uPVC windows to both side aspects, a doorway leading through to the Lounge, fitted with a range of modern wall, base units and drawers with work surfaces over and complementary tiling below, sink unit and drainer with mixer tap, radiator, integral oven and four ring gas hob with extractor fan over and integral fridge and freezer.

LOUNGE

11' 10" x 14' 0" (3.62m x 4.29m) With uPVC bay window to the front, uPVC window and door to the side and radiator.



SHOWER ROOM

6' 9" x 5' 11" (2.06m x 1.81m) With uPVC window to the side, suite to comprise of shower cubicle, WC and wash hand basin, partly tiled walls and radiator.

BEDROOM 1

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

BEDROOM 2

5' 10" x 6' 6" (1.78m x 2.00m) With uPVC window to the side, fitted bedroom furniture and radiator.

OUTSIDE

To the front of the property there is an allocated parking space. To the side of the property there is a lawned garden with decorative gravelled beds, flower beds and paved seating area.



STORE

4' 3" x 14' 0" (1.31m x 4.29m) With entrance door, door and window to the Utility Room, power and lighting.

UTILITY ROOM

6' 8" x 14' 0" (2.04m x 4.29m) With door and window to the Store, work-surface with plumbing and space for a washing machine below, 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 - HOW WE MAY REFER YOU TO

SLS & Battersidge, Ringrose Law LLP, Burton and Co, Bridge McFarland and HomeProperty 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 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 for themselves and the vendors (Lessors) for whom they act as Agents given 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 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. 74.4 sq. metres (801.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

For illustration purposes only
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.

