

## 4 Lock Row Torksey Lock



**DRAFT DETAILS AWAITING VENDOR'S APPROVAL**

**£94,950**

This is a completely refurbished two bedroomed terrace cottage with views over Torksey Lock to the front and views over farm land to the rear. The property has been greatly improved and refurbished by the current owners to offer internal accommodation to comprise of a Modern Kitchen, Lounge, stairs rising to First Floor Landing with Two Bedrooms and Family Shower Room. Outside there are paved areas to the front and rear, outside storage area as well as a nearby communal car park for Torksey Lock. The property also has the added benefit of having colour rendering on the exterior. Viewing of the property is recommended to appreciate the accommodation on offer and the position it sits in the popular rural location of Torksey.

**Location** Located in Torksey Lock with views over the lock. 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.

For more information about Lincoln view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/lincoln>

**Directions** From the A46 follow the A1133 (cross the A57 dogs leg junction and continue along the A1133). At the T-junction turn left on to the A156 immediately over the Fosdyke Navigation Bridge on Torksey Lock and then turn right into the lock car park then on foot walk along the canal side and the property is easily spotted by the Mundys for sale board.

For satellite navigation purposes, please use the postcode LN1 2EH.

Or why not visit our website at <http://mundys.net> and use the 'multi map' facility to see the directions on-line.

**Services** Mains electric, water and drainage available. Farho electric heating.

EPC Energy Rating = E.

**Tenure** Freehold.

**Viewings** By prior appointment through Mundys.

**Note** These Property Particulars were compiled on 3<sup>rd</sup> December 2015.

#### **WEBSITE**

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on [www.mundys.net](http://www.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, call in or visit our website for details of all our packages.

#### **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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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 Mundy & Co. has any authority to make or give representation or warranty whatever 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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## Accommodation

### Kitchen

Approx. 3.96m x 2.31m (13'0 x 7'7), fitted with a range of modern white base units and drawers with work surfaces over, composite sink unit and drainer with mixer tap above, integral oven, four ring electric hob with extraction above, floor mounted fan heater, wall mounted units with complimentary tiling below, space for small dining table, stairs rising to first floor landing, door to lounge, spaces for automatic washing machine and fridge freezer, tiled flooring and UPVC window and door to front elevation.

### Lounge

Approx. 3.99m x 3.66m (13'1 x 12'0), with UPVC window and door to rear elevation, electric heater and decorative fireplace.

### First Floor Landing

With access to two bedrooms, family shower room and access to roof void.

### Bedroom 1

Approx. 3.18m x 2.84m (10'5 x 9'4), with UPVC window to front elevation with views over the Torksey Lock, electric heater and TV point.

### Bedroom 2

Approx. 3.07m x 2.69m (10'1 x 8'10), with UPVC window to rear elevation with views over grass land and electric heater.

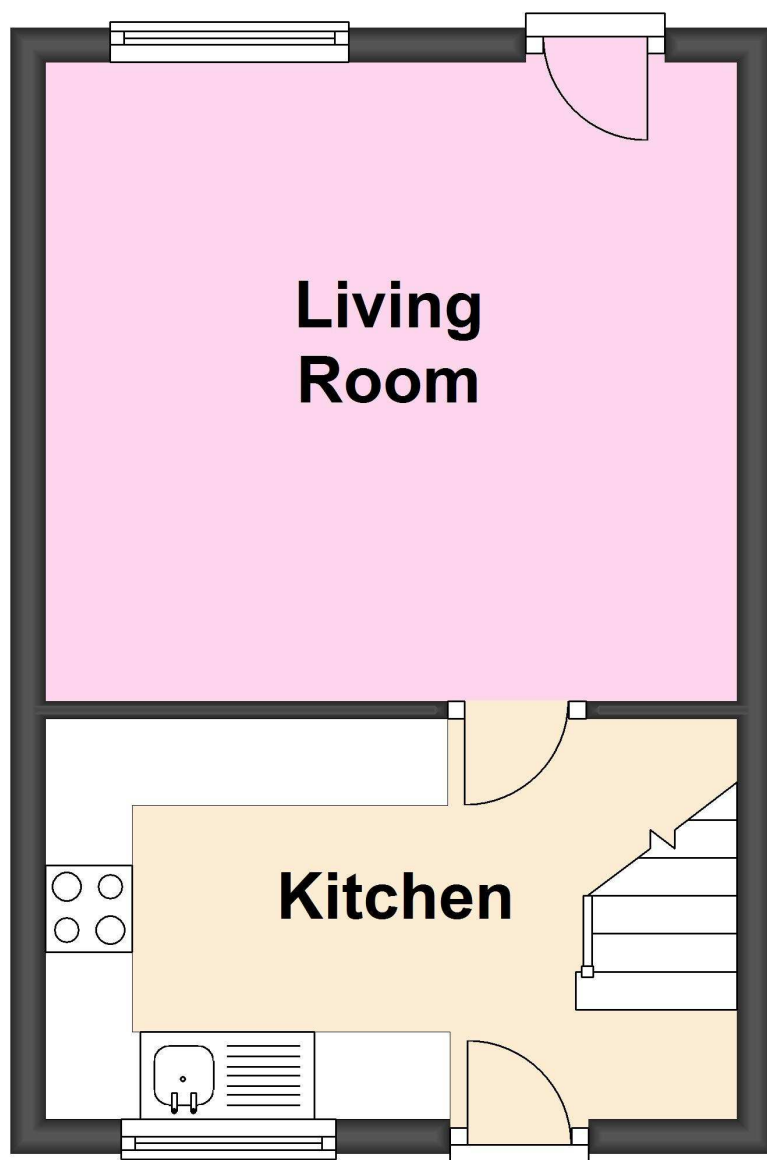
### Family Shower Room

Approx. 2.06m x 1.14m (6'9 x 3'9), with suite to comprise shower, WC and wash hand basin, electric chrome towel radiator, spot lights, extraction fan and tiled flooring.

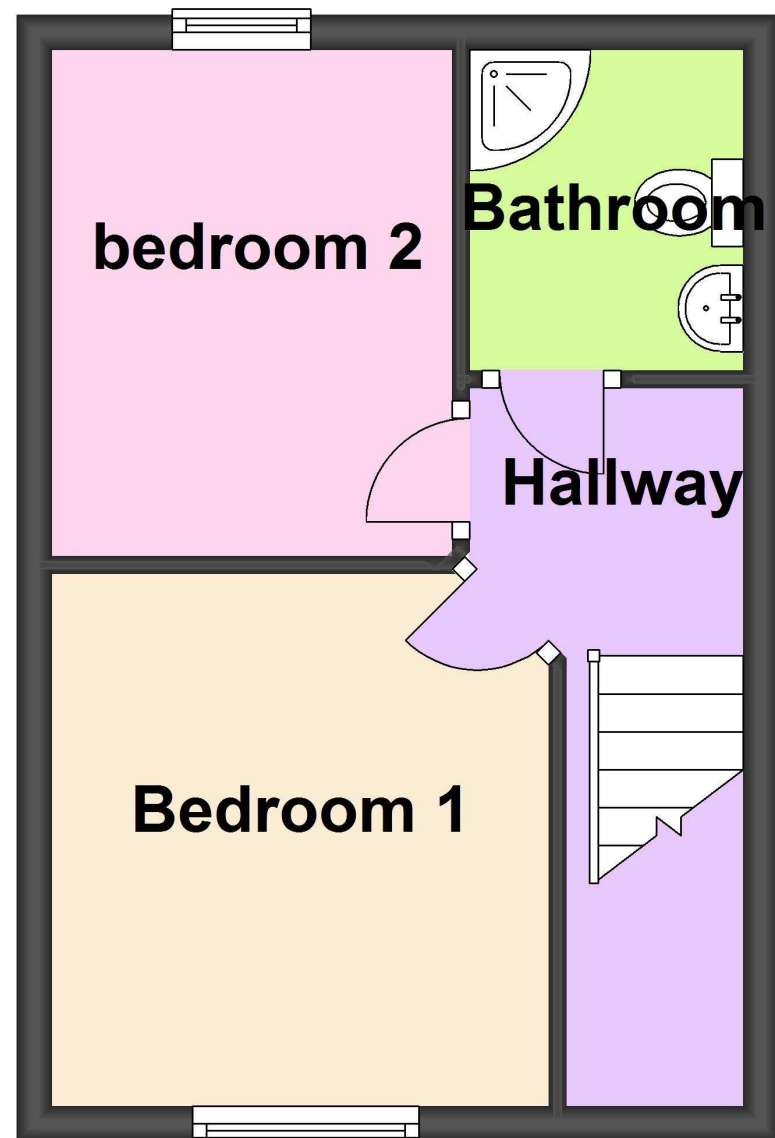
### Outside

To the front of the property there is a paved area with wrought iron fencing and gate. To the rear of the property there is a new wooden fence with paved seating area.

## Ground Floor



## First Floor





# Photograph Gallery

