



## 2 Woodland Court Torksey

**£110,000**

Situated on an Award Winning Development this immaculate park home occupies a pleasant plot within this cul de sac location. The Elms is a private estate which includes 10 acres of protected parkland, three lakes, beautiful landscapes and there is also an additional benefit of barrier controlled entrance, motor home and caravan areas, private canal mooring and fishing. The property offers internal accommodation briefly comprising; Entrance Hallway, Kitchen Diner, Lounge, Two Bedrooms and a Shower Room. Outside there is a well maintained garden, off street parking, Utility Room and Storage Area. Viewing is highly recommended to appreciate the accommodation on offer.



## 2 Woodland Court, Torksey, Lincoln, LN1 2GF

### SERVICES

Mains electricity, water and drainage. LPG central heating.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

### SPECIAL NOTES

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.

### DIRECTIONS

From the A46 follow the A1133 (cross the A57 dog leg junction continue A1133). At the T-junction turn left (A156) immediately over the Fosdyke Navigation bridge on Torksey Lock and turn right into The Elms. You will need to ask at the office for entry.

### 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, a wealth of historical heritage to explore and the nearby villages of Loughterton and Saxilby offer village shops and amenities. 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/)

### ENTRANCE HALLWAY

With UPVC window and door to the side aspect, radiator and doors leading into the kitchen diner, shower room, two bedrooms, cloaks cupboard, boiler cupboard and linen cupboard.

### KITCHEN DINER

14' 0" x 9' 7" (4.27m x 2.92m) , with UPVC windows to the side aspects, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven and four ring gas hob with extraction above, integral dishwasher and fridge freezer, wall mounted units with complementary tiling below, space for dining room table, radiator and double glass panelled doors to the lounge.

### LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m) , with UPVC windows to the front and side aspects, UPVC door to the side aspect, electric fire with marble hearth, beams to the ceiling and radiator.

### SHOWER ROOM

6' 8" x 5' 10" (2.03m x 1.78m) , with UPVC window to the side aspect, suite to comprise of shower, WC and wash hand basin, vinyl flooring and radiator.

### BEDROOM 1

12' 0" x 8' 6" (3.66m x 2.59m) , with UPVC window to the side aspect, radiator and fitted bedroom furniture.

### BEDROOM 2

7' 10" x 9' 1" (2.39m x 2.77m) , with UPVC window to the side aspect, radiator and fitted bedroom furniture.

### OUTSIDE

There is allocated parking space to the front, garden to the side and a paved seating area giving access to the shed and utility room.

### UTILITY ROOM

14' 1" x 6' 8" (4.29m x 2.03m) , with door to the side aspect, work surface with sink, space for automatic 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](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.

### 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 510088 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 these 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.
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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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.