



6 Lindum Way, The Elms

Torksey, Lincoln, LN1 2ET

£89,950

NO ONWARD CHAIN - A well presented two bedroomed retirement park home situated within The Elms at Torksey. The Elms is an exclusive and secure private development on the outskirts of the village and has protected parkland, three lakes, natural wildlife, beautiful landscapes and has the added benefit of a barrier controlled entrance, motorhome and caravan storage area, private canal moorings and fishing. The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Kitchen, two Bedrooms and Shower Room. Outside there is an allocated parking space and lawned garden with a patio area.



Lindum Way, The Elms, Torksey, Lincoln, LN1 2ET

SERVICES

Mains electric, water and drainage. LPG central heating.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leave 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 covers an area of over 65 acres in the historic village of Torksey boasting 10 acres of protected parkland, complete with 3 lakes, woodland walkways, caravan storage facilities and private Canal Moorings. Our award-winning retirement park has 339 luxury retirement homes which are available to live in all year round. It boasts beautifully maintained grounds, adjoins the Fossdyke canal and benefits from secure barrier access.

There are plenty of opportunities to take in the beautiful Lincolnshire countryside, from our woodland walk in John's Wood to the canal walk and mooring.

The woods are the perfect haven for bird watchers and wilderness lovers, with plenty of opportunities to pause and take in the scenery. A short wander from the woods will have you walking down to the canal and down to the Torksey Lock basin – you could even opt to moor your own boat!

It is this setting and these beautiful surroundings that make The Elms one of the most delightful and picturesque villages to live in

Our floating pontoon moorings here at The Elms are non-residential and offer a fantastic onsite facility. There are electric hook-up points along the 400-metre stretch of moorings at regular intervals. Entry to the moorings is behind the barrier-controlled access at the entrance to The Elms with a private gate down onto the moorings themselves.

CLOSE TO LOCAL ATTRACTIONS

Just a stone's throw from numerous UK heritage sites, art galleries, restaurants and shopping options – from the UK's best antique dealers to beautiful boutiques.

CCTV SECURITY

Safety is very important to us and have the latest CCTV software and barrier controls.

ELECTRIC AND WATER

Electric and water are available at our moorings, and it couldn't be easier, just hook up and go.

RECYCLING

Located on the edge of the lock are self-service sewage pumps.

FACILITIES

Access to on-site toilets and shower block.

CARAVAN STORAGE

Retiring means more 'you time' and for many of our owners, this means holidaying in their own touring caravans and motorhomes. At The Elms, we offer a secure and well-maintained storage facility, the perfect solution to keeping your tourer safe.

SAFE

The storage facility benefits from CCTV surveillance infrared optical trip wire and electronic gates with timed access – along with on-site monitoring. You can even check the CCTV for yourself!

ACCESSIBLE

Just a stone's throw from your home on the border of the park, out of sight – but not out of mind.

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.

ACCOMMODATION

ENTRANCE HALL

With uPVC main entrance door and side window, radiator, built-in cloaks cupboard and cupboard housing the Worcester gas central heating boiler.

LOUNGE

12' 6" x 12' 0" (3.81m x 3.66m) With uPVC bay window to front elevation, uPVC window to side elevation, radiator, uPVC side entrance door, covering to ceiling and inset spotlights to ceiling.

DINING KITCHEN

11' 11" x 8' 10" (3.63m x 2.69m) Fitted with a range of wall, base units and drawers with work surfaces over, radiator, 1½ bowl sink unit and drainer, fitted oven and hob with extractor fan over and uPVC window to side elevation.

BEDROOM 1

10' 0" x 8' 4" (3.05m x 2.54m) With uPVC window to side elevation, radiator and a range of fitted furniture to include wardrobes, overhead cupboards, bedside unit and vanity desk.

BEDROOM 2

7' 10" x 7' 9" (2.39m x 2.36m) With uPVC window to side elevation, radiator, fitted wardrobes and overhead cupboards.

SHOWER ROOM

With suite to comprise of fitted shower cubicle, WC and wash hand basin, tiled walls, radiator, extractor fan, built-in storage cupboard and uPVC window to side elevation.

OUTSIDE

There is an allocated parking area to the front of the property and lawned garden to the side with a patio area and greenhouse. There is also the added benefit of an outside Storage Area and Utility Area.

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, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilen Gray 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 £50 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 them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 550088 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 work out the cost of financing your purchase.

NOTE

- None of these services or equipment have been checked or tested.
- 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:

- The details are a general outline of 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.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself or 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 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.

