



## 34 Fosdyke Walk, The Elms

Torksey, Lincoln, LN1 2EH

### Offers In Region Of £155,000

A fantastic two bedroomed luxury double park home beautifully positioned on the Award Winning over 50's residential site of The Elms. The Elms is situated on 10 acres of protected park land with three lakes, natural wildlife and beautiful landscaping and 24 hours security. The property has modern and spacious living accommodation comprising of Porch, Hall, fitted Kitchen, Lounge, Dining Room, Shower Room, two double Bedrooms with fitted furniture, Utility Room and two Store Rooms. There is an allocated parking space to the front and a garden to the side. The park home also has open views facing the canal, CCTV and an alarm system. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position is sits within this retirement development.



Fosdyke Walk, The Elms, Torksey, Lincoln, LN1 2EH



**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.

**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY** - West Lindsey District Council

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

**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).

#### ACCOMMODATION

##### PORCH

##### HALL

With airing cupboard, two coats cupboards, alarm panel and radiator.

##### LOUNGE

19' 5" x 11' 1" (5.92m x 3.40m) With two double glazed bay windows to the front aspect with views over Torksey Lock, double glazed door and windows to the side aspect, wall mounted air conditioning unit, feature fireplace and two radiators.

##### DINING ROOM

10' 0" x 8' 11" (3.07m x 2.74m) With double glazed window to the side aspect and radiator.

##### KITCHEN

12' 11" x 9' 1" (3.95m x 2.77m) Fitted with a range of wall and base units with work surfaces over, 1½ bowl stainless steel sink with side drainer and mixer tap over, electric oven, five ring gas hob with extractor fan over, space for fridge freezer, tiled walls, radiator and double glazed window to the side aspect.

##### BEDROOM 1

12' 11" x 9' 6" (3.96m x 2.91m) With double glazed window to the side aspect, radiator and range of fitted bedroom furniture including three double wardrobes, over bed storage, drawers and dressing table with mirror.

##### BEDROOM 2

12' 11" x 9' 6" (3.96m x 2.90m) With double glazed window to the side aspect, radiator and range of fitted bedroom furniture including three double wardrobes, over bed storage, drawers and dressing table with mirror.

##### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, partly tiled walls, radiator, storage cupboard and double glazed window to the side aspect.

##### STORE

19' 5" x 5' 8" (5.92m x 1.73m) With base units with work surface over and tiled floor.

##### STORE

9' 4" x 5' 6" (2.87m x 1.70m) With light and power.



## UTILITY ROOM

9' 8" x 5' 6" (2.95m x 1.70m) Fitted with base units with work surfaces over, stainless steel sink with side drainer and mixer tap over and spaces for washing machine and tumble dryer.

## OUTSIDE

The property benefits from a parking space and a side lawned garden.

### 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 – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson 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 £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 them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. 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 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 are for 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. 98.2 sq. metres (1057.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 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 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.

