



14 Cedar Close, The Elms

Torksey Lock, Lincoln, LN1 2EH



Book a Viewing!

£99,950

A two bedroom Park Home positioned in this popular residential Award Winning Retirement Site. The Elms is situated on 10 acres of protected parkland with lakes, waterside walks and 24 hour manned security. The property has accommodation comprising of Entrance Hall, Kitchen/Dining Area, Lounge, Two Bedrooms and Shower Room. The property has gardens with a parking area to the front, a Shed and Utility Room. This property benefits from No Onward Chain.



SERVICES

All mains services available. Gas central heating.

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 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 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).



SERVICES - Mains electric, water and drainage. LPG central heating.

Please note that there are no pets allowed and there is an age restriction of 50 and over.

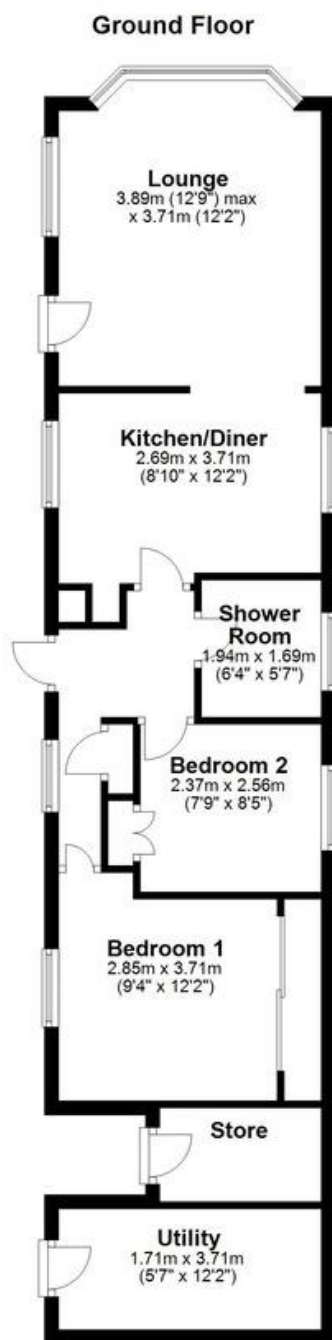
ADDITIONAL INFORMATION

Annual Ground Rent - Approximately £2,575 - which can be paid monthly if preferred.

Ground Rent Review Period - 1st April every year.

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.

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



Lounge
3.89m x 3.71m (12'9" x 12'2")

Kitchen/Diner
2.69m x 3.71m (8'10" x 12'2")

Shower Room
1.94m x 1.69m (6'4" x 5'7")

Bedroom 2
2.37m x 2.56m (7'9" x 8'5")

Bedroom 1
2.85m x 3.71m (9'4" x 12'2")

Store

Utility
1.71m x 3.71m (5'7" x 12'2")

LOUNGE

12' 9" x 12' 2" (3.89m x 3.71m) With double glazed bay window to the front aspect, double glazed window to the side aspect and two radiators.

KITCHEN/DINER

12' 2" x 8' 9" (3.71m x 2.67m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, laminate flooring, spaces for a cooker and fridge freezer, two double glazed window to the side aspects and radiator.

HALL

With storage cupboard and airing cupboard housing the gas-fired central heating boiler.

BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.84m) With double glazed window to the side aspect, double wardrobe, overbed storage and radiator.

BEDROOM 2

8' 4" x 7' 9" (2.54m x 2.36m) With double glazed window to the side aspect, double wardrobe, overbed storage and radiator.

SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m) Fitted with shower cubicle, close coupled WC and pedestal wash hand basin, double glazed window and radiator.

STORE

UTILITY ROOM

5' 7" x 12' 2" (1.7m x 3.71m)

OUTSIDE

The property benefits from a parking space and a garden laid mainly to lawn.

WEBB
Our website shows all our available properties and also gives detailed information and aspects of each home, local area information and helpful information for buyers and sellers. This can be found at www.mundys.co.uk

BUYING YOUR HOME - HOW TO GO ABOUT IT
We are happy to offer guidance on all aspects of buying a home, including valuation by one of our QUANTITY SURVEYORS. Ring or call into see our sales team or visit our website for more details.

REFERRAL FROM HOWMAY ON - WHO WE MAY REFER YOU TO
Sills & Sainsbury, Regent Law LLP, Ruxton and Co. Bridge, Midland, Dale & Co., Sills & Co. and Sills & Co. who will be able to provide information to you on the conveyancing process as they can offer. Should you decide to use these conveyancing services then we will make a referral to the relevant firm and will not be involved in the transaction.

CMV, Valuation and Calculation will be able to provide information and services they offer relating to Stamp Duty. Should you decide to instruct them we will make a referral to them up to £25,000.

Clearing will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will make a referral to them up to £12,500.

Mundys Financial Services who will be able to offer a range of financial advice products. Should you decide to instruct Mundys Financial Services we will make a referral to them up to £25,000 and including the standard member of staff who generated the lead will receive £100.

BUYING YOUR HOME
An independent conveyancing firm of record and will see you signed off of money. For details, including RICS Home Report, call 02035588888 or for Brian Sperry MBICS.

GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you throughout the end of financing your purchase.

NOTE
1. None of the services or equipment have been tested or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

ON BAL
If you have any queries with regard to purchase, please email us we will be happy to help. Mundys makes every effort to ensure the details are accurate, however they are for the seller and the vendor (sellers) for whom they act as Agents we notice that:

- The details are agreed outline for guidance only and do not constitute a part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whether in relation to this property.
- All descriptions, dimensions, references to condition and other statements for use and occupation and other details should be verified by yourself or your agent, your own surveyor or other professional, particularly on items stated herein as not verified.

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