



**1 Lindum Way, The Elms**  
Torksey, LN1 2ET



Book a Viewing!

**£55,000**

A two bedroom single park home needing full modernisation in this popular residential park of The Elms at Torksey. Internal accommodation comprises a bay-fronted lounge, kitchen diner, shower room and two bedrooms. Outside store and utility. Situated on a larger than average corner plot with parking space to the front. NO CHAIN.



# 1 Lindum Way, The Elms, Torksey, LN1 2ET

## 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.

Pitch fee £2066.66 per annum

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

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 buyer. The buyers must retain 10% of the purchase price to pay to the site owner although this does not become payable until the site owner has provided his bank details following the service on him of the Notice of Assignment by the buyer. 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.

## LOUNGE

12' 0" x 13' 10" (3.66m x 4.23m)

With uPVC bay window to the front, uPVC window to the side, uPVC door, radiators and archway to the kitchen diner.

## KITCHEN/DINER

9' 6" x 13' 10" (2.90m x 4.23m)

With uPVC windows to the side aspects. Fitted with a range of units, basins and drawers with work surfaces over, wall-mounted cupboards, complementary splashbacks, stainless steel sink and drainer, space for a cooker, dining table and fridge.

## HALLWAY

## SHOWER ROOM

4' 0" x 5' 10" (1.24m x 1.79m) With uPVC window to the side. Suite to comprise shower, WC, basin, radiator and partly tiled walls.

## BEDROOM 1

8' 6" x 13' 10" (2.60m x 4.24m) With uPVC window to the side, radiator and fitted bedroom furniture.

## BEDROOM 2

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

## STORE

## UTILITY ROOM

## OUTSIDE

To the front, there is a parking space. To the side, there is a lawned garden with mature shrubs, trees, outside store and utility.

## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

### COUNCIL TAX BAND – A

**LOCAL AUTHORITY** - West Lindsey District Council

**BROADBAND** - Check the broadband available for this property - [Broadband Checker](#)

**MOBILE COVERAGE** - Check the mobile coverage at the property here – [Mobile Checker](#)

**VIEWINGS** - By prior appointment through Mundy's.

### 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

<https://www.mundys.net/referrals/>

### 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

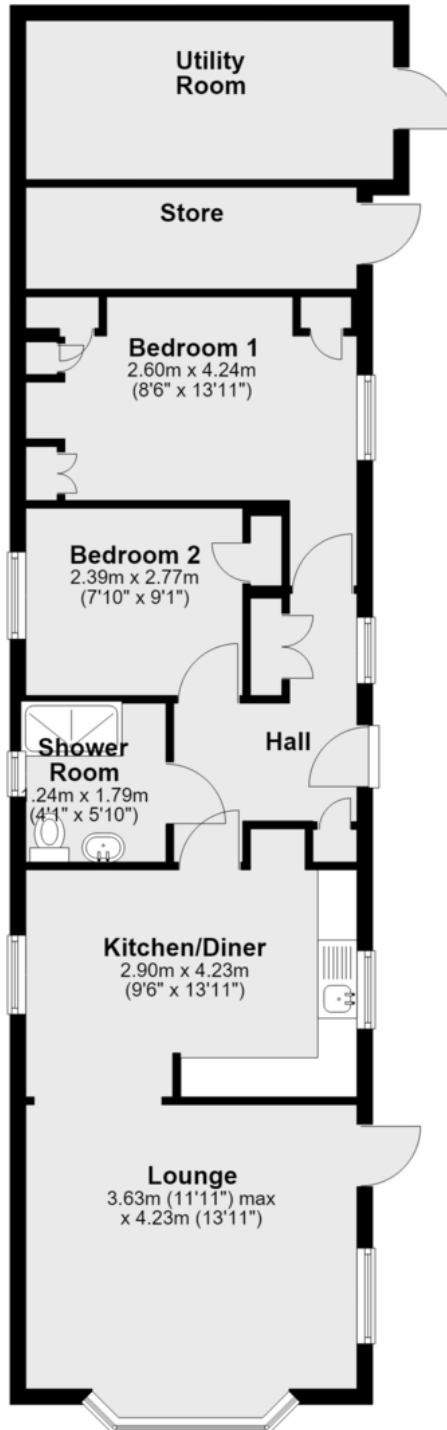
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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's 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 your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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## Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

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29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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.

