



2 Alpine Crescent, The Elms

Torksey, Lincoln, LN1 2EX



Book a Viewing!

£65,000

Situated within the popular The Elms retirement development at Torksey Lock, this well-presented two-bedroom park home offers comfortable, low-maintenance living in an attractive riverside setting. The property is ready to move into and benefits from modern fittings throughout, whilst enjoying an enviable position just a short walk from the riverside. From the property, there are lovely views across the surrounding fields, with glimpses towards the boats, river and wider countryside beyond. The accommodation provides well-proportioned living space, two bedrooms, a modern fitted kitchen, useful utility room and a spacious lounge with direct access to the garden.





LOCATION

The Elms Retirement Development occupies an attractive position on the outskirts of the small village of Torksey, set within the heart of the Lincolnshire countryside. The development is an award-winning, fully residential luxury retirement park home site, licensed for 339 homes and set within an impressive private estate incorporating approximately 10 acres of protected parkland, three lakes, natural wildlife and beautifully landscaped grounds.

Torksey itself offers a wealth of countryside walks, a local golf club and an interesting history to explore, with the adjoining canal providing peaceful waterside walks and private fishing for residents. The nearby villages of Laughterton and Saxilby provide a further selection of shops and everyday amenities.

Despite its peaceful rural setting, The Elms is well connected, with the A1 approximately 15 minutes away and rail services to London available from Newark. The historic city of Lincoln is approximately 12 miles away, offering an excellent range of shopping, restaurants, cultural attractions and historic landmarks. Residents also benefit from convenient local transport, including bus services to Lincoln and Gainsborough, a Tesco free bus service and The Elms' own resident-run minibs, providing additional convenience for those looking to enjoy the surrounding area without always relying on a car.



ACCOMMODATION

ENTRANCE HALL

Welcoming entrance hall with laminate flooring, built-in storage cupboards providing excellent practical storage, one of which houses the wall-mounted gas boiler, together with additional storage space and access to the principal accommodation.

LOUNGE 12' 2" max x 11' 8" (3.71m x 3.56m) A spacious front facing reception room enjoying plenty of natural light from a bay-style window to the front aspect together with a further UPVC window to the side. The room benefits from laminate flooring, radiator and additional access to the garden.



KITCHEN/DINER

11' 8" x 9' 6 max" (3.56m x 2.9m) A well-equipped kitchen fitted with a range of wall-mounted cupboard and base units, worktops and tiled splashbacks, a sink with drainer, laminate flooring, UPVC windows to the side aspect, radiator, high-level oven and spaces for a microwave and fridge freezer. The kitchen provides a practical dining area and excellent everyday living space.

BEDROOM 1

11' 8" x 8' 5" max (3.56m x 2.57m) A good sized double bedroom with laminate flooring, UPVC window to the side aspect and radiator.

BEDROOM 2

9' max x 7' 5" (2.74m x 2.26m) A further double bedroom with laminate flooring, UPVC window to the side aspect, radiator and useful built-in storage cupboards.



BATHROOM

Modern three-piece bathroom comprising wash hand basin with vanity storage, WC and Jacuzzi-style bath with main shower over. Further benefits include a radiator, frosted UPVC window to the side aspect and tiled/laminate flooring.

UTILITY ROOM

Useful separate utility area with plumbing for a washing machine, space for a tumble dryer and laminate flooring.

STORE

Providing additional outside storage.



OUTSIDE

The property benefits from parking directly to the front, with stepped access leading to the property and a paved walkway. There is also an external storage store. The garden is predominantly laid to lawn, providing a pleasant and manageable outdoor space, with a paved patio area towards the bottom of the garden. The garden can be accessed directly from the lounge or from the entrance hall, providing a good degree of flexibility and making it ideal for enjoying the surrounding setting.



Total area: approx. 55.4 sq. metres (596.7 sq. feet)

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. LPG gas central heating.

Annual Pitch Fee - £1700.00

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

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

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

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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.

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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
NG25 0EN
01636 813971

46 Middle Gate
Newark
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01636 700888

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