

22 Acacia Avenue, The Elms

Torksey, LN1 2NY

Book a Viewing!

£135,000

A two bedroom double Park Home beautifully positioned on this award winning over 50's residential site. The Elms is situated on 10 acres of protected park land with three lakes, natural wildlife and beautiful landscaping and 24 hour security. The property is situated on the edge of the park with fantastic views over the lakes and parkland and has spacious living accommodation comprising of Entrance Hall, fitted Kitchen, Lounge, Dining Room, two Double Bedrooms with fitted wardrobes, En-Suite WC to Master and refitted Wet Room. Outside there is a driveway, a single garage, three store rooms and landscaped gardens. Viewing of the property is highly recommended to appreciate the accommodation on offer and the position is sits within this retirement development. The property further benefits from No Onward Chain.





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SERVICES
All mains services available. Gas central heating.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

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).

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.

ACCOMODATION

ENTRANCE HALL
With two storage cupboards and radiator.

LOUNGE
19' 5" x 11' 1" (5.92m x 3.4§m) With two double glazed bay windows to the front aspect, double glazed French doors to the garden, air conditioning unit and two radiators.

DINING ROOM
10' 1" x 9' 8" (3.08m x 2.96m) With double glazed window to the side aspect and radiator.

KITCHEN
12' 11" x 9' 1" (3.94m x 2.79m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye level electric oven and microwave, gas hob with extractor fan over, space for fridge freezer, tiled walls, radiator and double glazed bow window to the side aspect.

BEDROOM 1
11' 10" x 9' 5" (3.62m x 2.89m) With a range of fitted wardrobes, chest of drawers, double glazed bow window to the side aspect and radiator.

EN-SUITE WC
With close coupled WC, wash hand basin with storage beneath, shaver point, tiled splashbacks, radiator, medicine cabinet and double glazed window to the side aspect.

BEDROOM 2
13' 8" x 9' 5" (4.19m x 2.89m) With a range of fitted wardrobes with mirror fronted sliding doors, fitted dressing table with drawers beneath, air conditioning unit, double glazed window to the side aspect and radiator.





WET ROOM

With a three piece suite comprising of wet room shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, shaver point, radiator, medicine cabinet and double glazed bow window to the side aspect.

OUTSIDE

The property benefits from a driveway, single garage, landscaped garden with paved areas and mature shrubs inset. There are 3 store rooms.

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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 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 Mundys has any authority to make or give representation or warranty whatever in relation to this property.

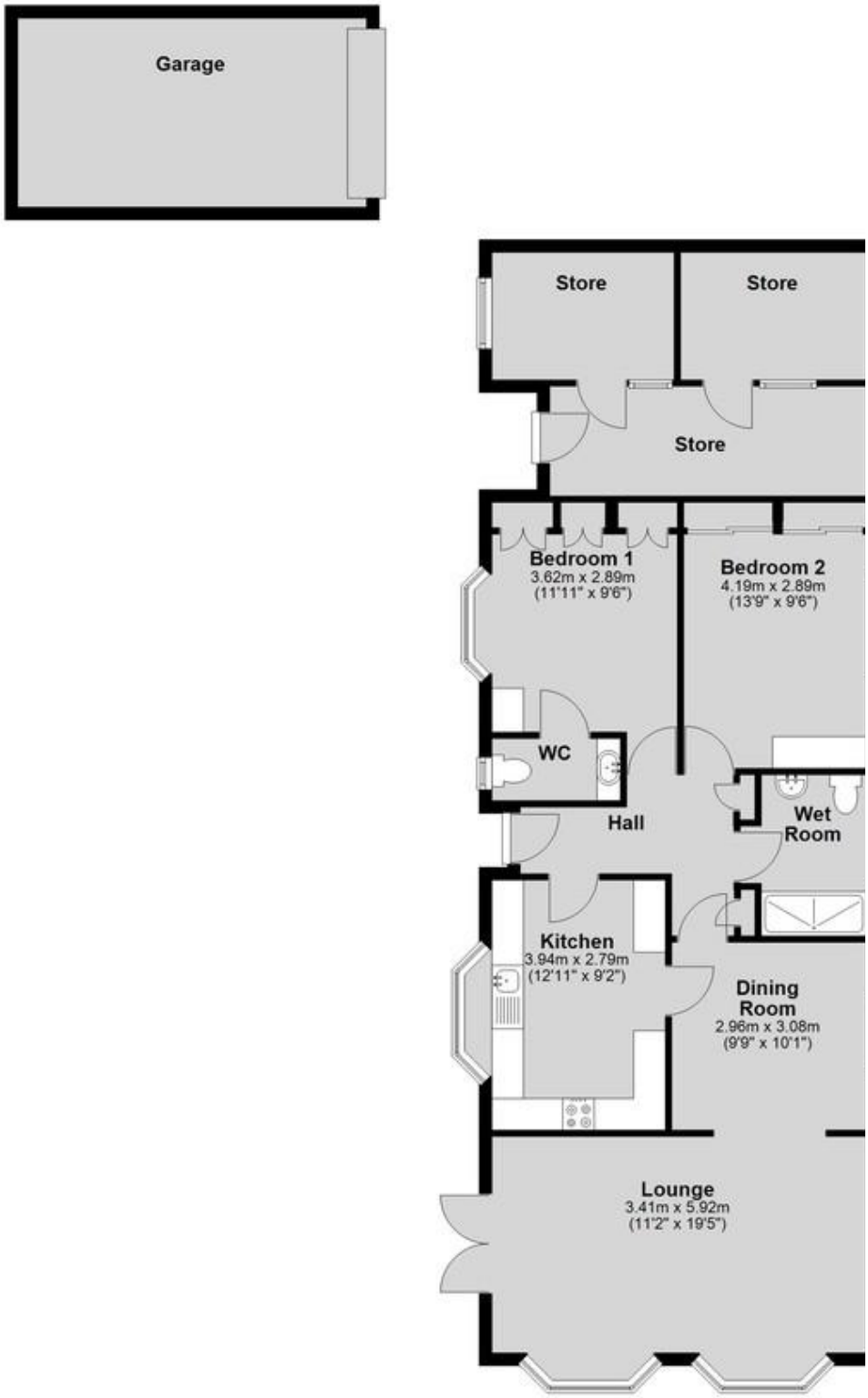
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 117.9 sq. metres (1268.7 sq. feet)



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)

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
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 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.

The Property Ombudsman

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