

# 10 Willow Lane

Torksey, Lincoln, LN1 2PP

Book a Viewing!

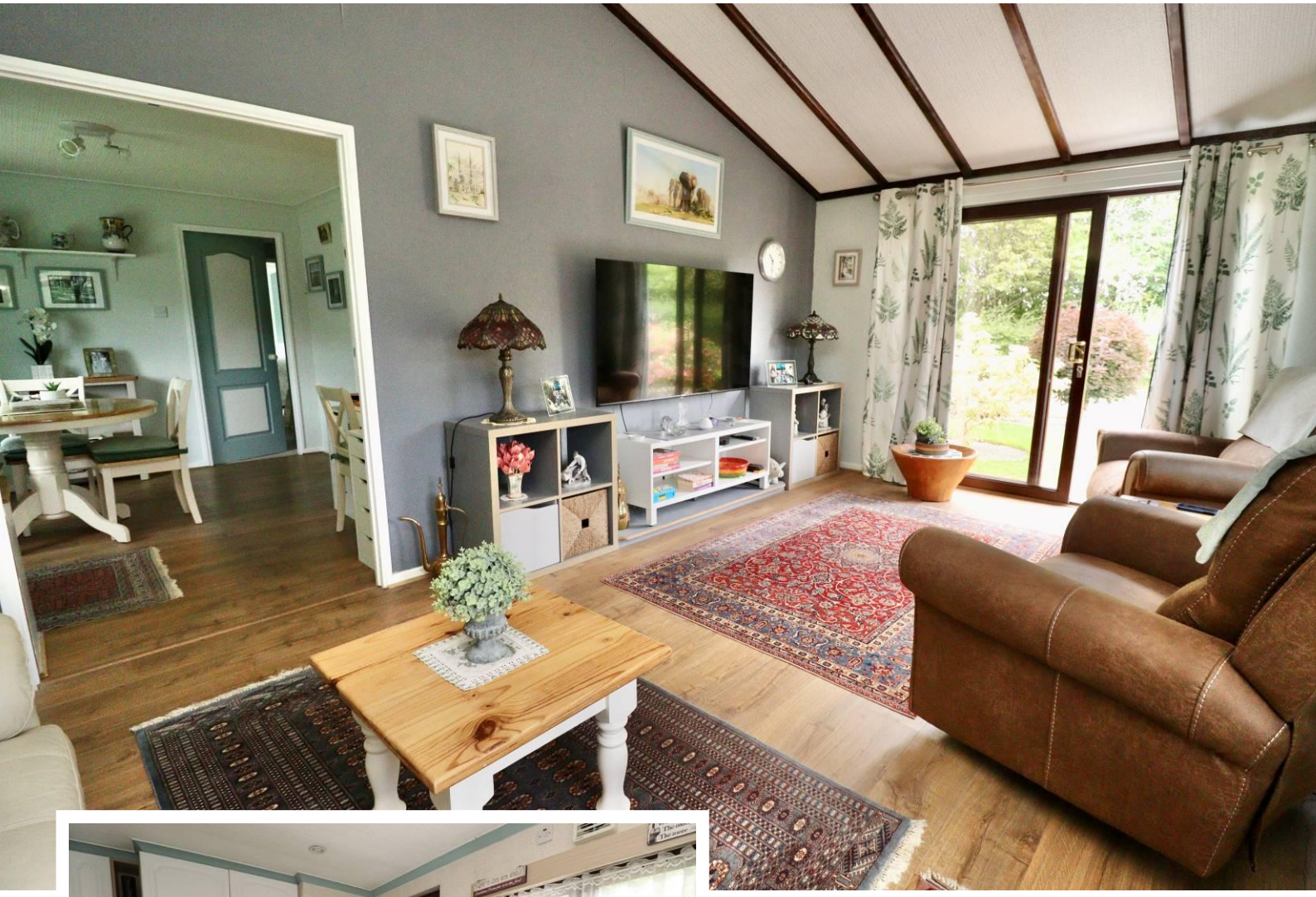
## £147,500

Situated in a fantastic tucked away position within the over 50's Award Winning Retirement Development of The Elms, a 2 Bedroom Double Park home with immaculate accommodation briefly comprising of Lounge, Dining Room, Kitchen, Hall, two Double Bedrooms, En-suite Shower Room and a modern family Shower Room. To the rear of the property there is a Utility Room and two useful Store Rooms. Outside there are beautifully landscaped low maintenance gardens, a driveway and a single garage. The home is ideally positioned in a tucked away and private position and viewing is essential. NO CHAIN.





## Willow Lane, Torksey, Lincoln, LN1 2PP







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

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - West Lindsey District Council.

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

Annual Ground Rent/Pitch Fee - £2,694.00

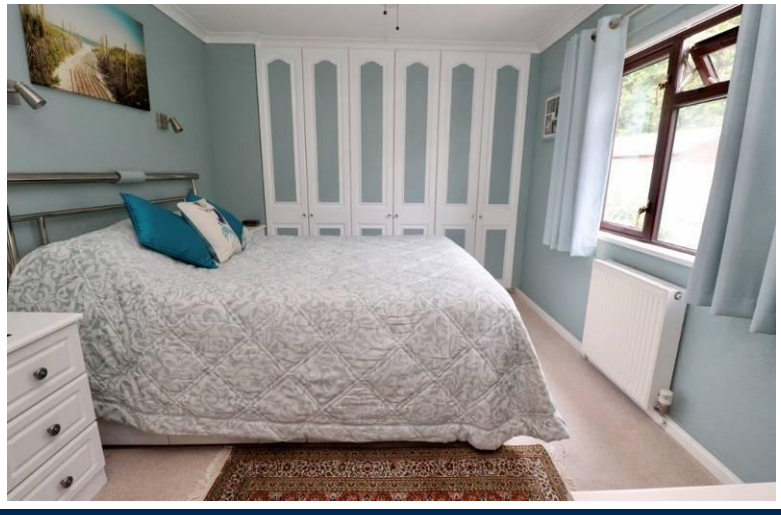
All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

**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 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.

**ACCOMMODATION**

LOUNGE
19' 3" x 11' 11" (5.89m x 3.65m) With two double glazed bay windows to the front aspect, double glazed sliding doors to the side aspect, two radiators and laminate flooring.

DINING ROOM
11' 9" x 9' 10" (3.59m x 3.02m) With double glazed window to the side aspect, radiator and laminate flooring.

KITCHEN
14' 4" x 9' 2" (4.38m x 2.80m) Fitted with a range of wall and base units with work surfaces over, 1½ Bowl sink with side drainer and mixer tap over, space for fridge freezer, eye level electric oven, gas hob with extractor fan, spotlights, radiator, tiled walls, cupboard housing the gas fired central heating boiler, door to the garden and double glazed window to the side aspect.

HALL
With two storage cupboards and radiator.

BEDROOM 1
12' 11" x 9' 5" (3.95m x 2.88m) With double glazed window to the side aspect, radiator and a range of fitted wardrobes.

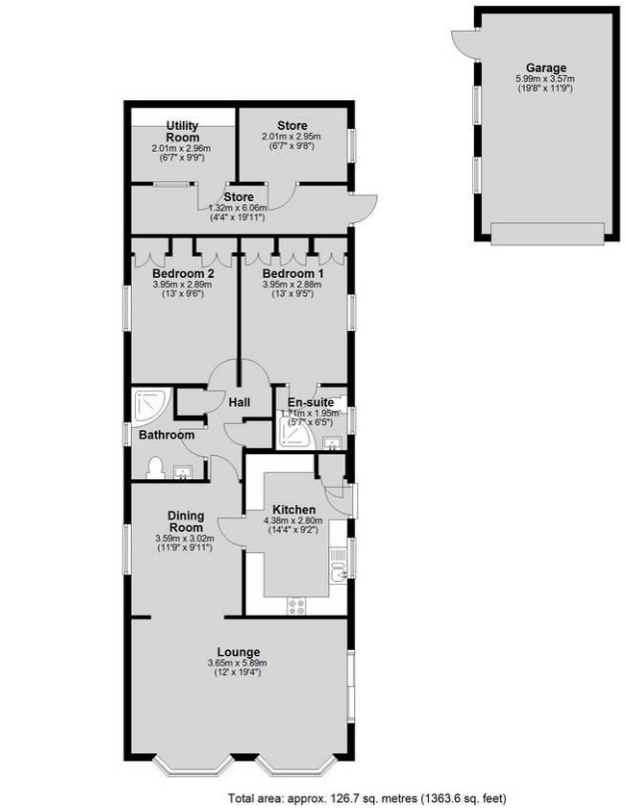
EN-SUITE SHOWER ROOM
Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, radiator, tiled splashbacks and double glazed window to the side aspect.

BEDROOM 2
12' 11" x 9' 5" (3.95m x 2.89m) With double glazed window to the side aspect, radiator and a range of fitted wardrobes.

BATHROOM
Fitted with a three piece suite comprising of shower cubicle, wash hand basin in a vanity unit and close coupled WC, chrome towel radiator, radiator, tiled splashbacks and double glazed window to the side aspect.








Total area: approx. 126.7 sq. metres (1363.6 sq. feet)

STORE
19' 10" x 4' 3" (6.06m x 1.32m) With light and power.

STORE
9' 8" x 6' 7" (2.95m x 2.01m) With double glazed window to the side aspect, light and power.

UTILITY ROOM
9' 8" x 6' 7" (2.96m x 2.01m) Fitted base units with work surfaces above, stainless steel sink with side drainer and hot and cold taps, tiled splashbacks and spaces for a washing machine and tumble dryer.

OUTSIDE
The property benefits from a driveway for off-street parking, a detached single garage and a low maintenance garden with patio seating area, area of lawn and landscaped area with decorative shrubs.

GARAGE
19' 7" x 11' 8" (5.99m x 3.57m) With up and over door to the front, side personnel door, light and power.

**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 and Co, 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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**29 – 30 Silver Street**
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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 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