



Elms House
Torksey Lock

MOUNT & MINSTER



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This substantial and stunning detached five bedroom executive family Home, offers modern, flexible and stylish living accommodation throughout.

- Substantial detached residence
 - Electric gated access
 - Detached double garage
- Stunning open plan kitchen/family room
- Underfloor heating to the whole downstairs
 - Flexible accommodation
 - Five double bedrooms
 - Three reception rooms
 - Walled enclosed garden
 - Ample off road parking



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INTRODUCTION

This substantial detached five bedroom executive family Home, offers modern, flexible and stylish living accommodation throughout comprising of; Inner Hallway, Bay-Fronted Study, Bay-Fronted Lounge with fireplace, modern fitted Dining Kitchen with centre island leading into an open-plan Garden Room with bi-fold doors and ceiling lantern with sliding doors, Playroom with ceiling lantern, Utility and WC. Stairs rising to First Floor Landing giving access to Master Bedroom with En-Suite facilities and a generous Dressing Room, Two Further Bedrooms with En-Suites. Stairs rising to a Second Floor Landing giving access to Two Further Bedrooms and a Family Bathroom. Outside, the property is enclosed by a walled garden and electric gates to the front, a driveway provides off-street parking for several vehicles and gives vehicular access to a Detached Double Garage with electric doors. To the rear of the property, there are paved patio areas, and lawned gardens. The property further benefits from under-floor heating throughout the ground floor.

LOCATION

The village itself offers a renowned Golf Club, White Swan Pub, cafe, many countryside walks and a wealth of historical heritage to explore. 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 City of Lincoln is one of England's most historic cities, with the impressive Norman castle and one of the finest medieval cathedrals in Europe. The city also benefits from two well-regarded universities, a fantastic entertainment district and a wealth of bars and restaurants. The property is situated on the edge of the historic area of Lincoln, a popular part of the city with picturesque streets and historic interest, as well as having a superb selection of amenities, schools and excellent transport links. The A15 and the A46 roads provide direct access to the north and south of the county. There are also direct trains to London and Edinburgh from Newark Northgate, within easy reach of Lincoln.

OUTSIDE

To the front of the property, there are electric gates, double driveway, brick wall with wrought iron fencing and gate to the side. To the rear of the property, there is a lawned garden, paved seating area, space for a hot tub/oil tank, externally mounted wall mounted gas central heating boiler, paved seating areas and lawned gardens with flowerbeds.

DOUBLE GARAGE 23' 10" x 20' 6" (7.27m x 6.27m)

With two electric roller doors to the front, door to the side, power and lighting, tiled flooring and loft storage.

ACCOMMODATION

Inner Hallway

With double doors to the front, feature double aspect fish tank with views from the Hallway and the Lounge, bespoke staircase rising to First Floor with storage below, doors to the Kitchen, Utility Room, Lounge, Study and the side of the property.

Study

With walk-in uPVC double glazed bay window to the front, under-stairs storage cupboard, LED spotlights, coving to the ceiling and integral media system.

Lounge

With door to the Inner Hallway, double doors and window to the open-plan Living Kitchen, a fireplace, walk-in uPVC double glazed bay window to the front, feature double aspect fish tank with storage below, LED spotlights to the ceiling and media system.





Kitchen/Diner

With tiled flooring, partly tiled walls fitted with a range of bespoke base units with stonework surfaces over, sink and drainer, Range Cooker, further double Belfast sink with mixer tap, integral dishwasher, space for an American-style fridge, LED spotlights, media system and doors leading to the Utility Room and the Garden Room.

Garden room

With two sets of sliding doors to the side, bi-fold doors to the rear, centre ceiling lantern and door leading to the Playroom.

Playroom

With door to the Garden Room and rear garden with ceiling lantern and LED spotlights.

Utility

With two uPVC double glazed windows to the side, tiled flooring and walls, fitted with base units with work surfaces over, space for a washing machine, tumble dryer, wall mounted cupboards with door to a WC and Inner Hallway.

WC

With uPVC double glazed window to the side, tiled flooring, WC and wash hand basin.

Bedroom One

With two uPVC double glazed windows to the front, double uPVC doors to a Juliette Balcony, air-conditioning system, LED spotlights and media system and door to the Dressing Room and En-Suite.

First floor landing

With uPVC double glazed window to the front, doors leading to the Master Bedroom, Two Further Bedrooms and the airing cupboard with stairs rising to a Second Floor Landing.

En suite

With uPVC double glazed window to the side, tiled flooring and walls, chrome towel radiator, bath with shower over, WC, wash hand basin, walk-in shower and LED spotlights.

Dressing room

With two uPVC double glazed windows to the rear, double uPVC doors to the Juliette Balcony and fitted shelving.

Bedroom two

With two uPVC double glazed windows to the rear, uPVC window to the side, radiators and door to En-Suite Bathroom.

En suite

With uPVC double glazed window, tiled walls and floor, suite to comprise of; bath with shower over, WC, wash hand basin, vanity cupboard and a radiator.

Bedroom three

With two uPVC double glazed windows to the front, uPVC window to the side, door to En-Suite Shower Room.

En suite

With uPVC double glazed window to the side, partly-tiled walls and floor, suite to comprise of; shower, WC, wash hand basin, chrome towel radiator with vanity cupboard. The airing cupboard housing hot water tank and shelving. Stairs rising to a Second Floor Landing.

Second floor landing

With uPVC double glazed window to front, doors to the Bathroom and Two Further Bedrooms.





Bedroom four

With walk-in dormer uPVC double glazed bay window to the front, Velux window to the rear, windows to the side, fitted with a range of fitted cupboards, LED spotlights and radiator.

Bedroom five

With uPVC double glazed dormer window to the front, Velux window to the rear, uPVC window to the side, fitted wardrobes, radiator and spotlights to the ceiling.

Bathroom

With uPVC double glazed Velux window to the rear, tiled flooring, partly-tiled walls, suite to comprise of; bath with shower over, WC, wash hand basin, vanity cupboard, chrome towel radiator and LED spotlights to the ceiling.

COUNCIL TAX BAND

Band: F

West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: B

METHOD OF SALE

Freehold with vacant possession on completion.

SERVICES

Mains water, drainage and oil central heating.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

PARTICULARS

Drafted following clients' instructions of December 2024.

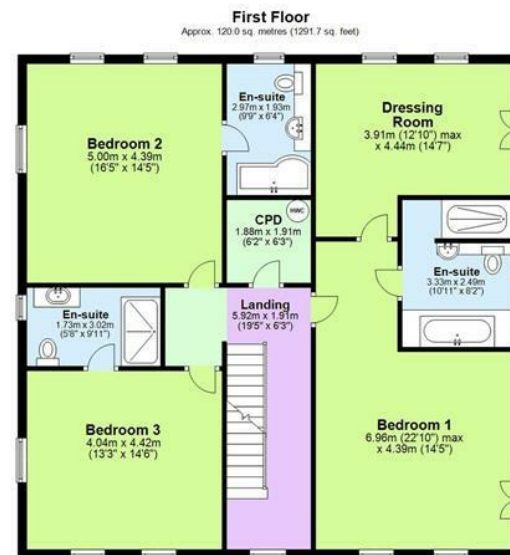
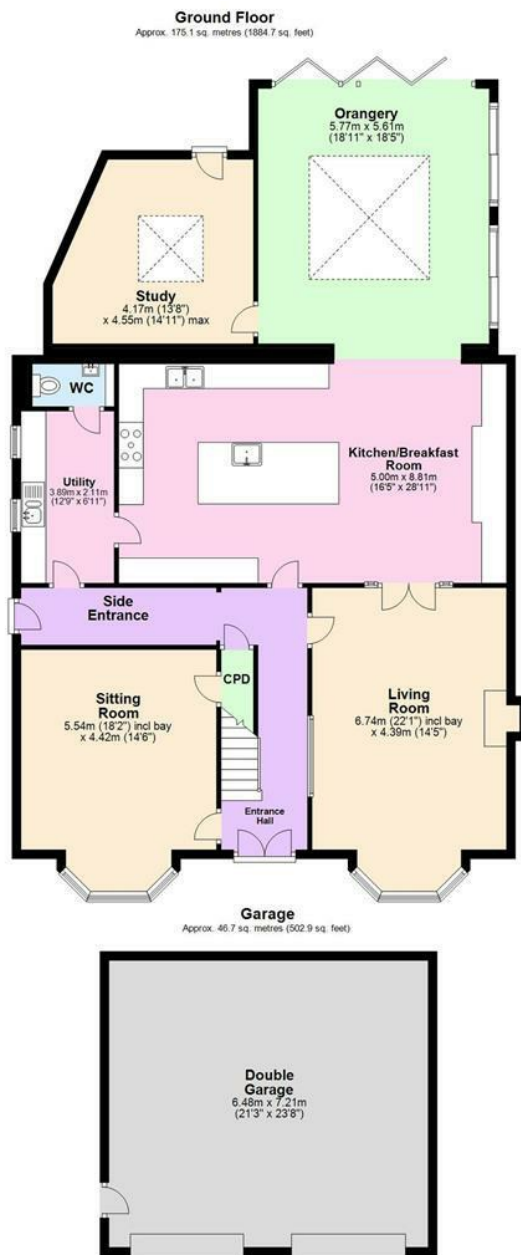
ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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Total area: approx. 446.5 sq. metres (4806.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Elm House, Torksey

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