



The Bungalow
Torksey Lock

MOUNT & MINSTER



This substantial, detached three bedroom bungalow, offers modern, flexible living accommodation throughout.

- Substantial detached bungalow
- Gated access via secure barrier system
 - Detached garage
 - Open plan kitchen
 - Lounge / Diner
- Flexible accommodation
- Three double bedrooms
 - Two Bathrooms
- Walled enclosed garden and views over Torksey Lock
 - Off road parking



MOUNT & MINSTER

INTRODUCTION

Situated on the well looked after, gated community of The Elms Retirement Village, this three bedroom detached bungalow briefly comprises; utility room, kitchen, lounge diner, two double bedrooms and a bathroom. The first floor boasts a large principle bedroom complete with ensuite bathroom with shower. The bungalow also benefits from a detached garage, hard landscaped garden, parking space, secure barrier entry system and views over Torksey Lock.

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 is a parking space, brick wall with wrought iron fencing and gate to the side. The garden has been hard landscaped for ease of maintenance providing a paved seating area.

Detached garage 6.40m x 3.66m

With electric roller door to the front, power and lighting.

ACCOMMODATION

Kitchen

Fitted base and wall units with roll top work surface. One and a half bowl stainless steel sink with chrome mixer tap, breakfast bar, integrate double oven with electric four burner hob, integrated dishwasher.

Lounge/Diner

Large carpeted lounge diner with twin sliding doors opening up to Juliet style iron balustrades overlooking the canal.

Utility

Galley style utility complete with fitted wall and base units and roll top worktop. Space and plumbing for washing machine.

Bedroom One

Very large first floor bedroom with double glazed velux windows, LED spotlights, carpeted.

En suite

Tiled flooring and walls, fitted vanity units complete with his and hers sinks, wc, bath, walk-in shower and LED spotlights.

Bedroom two

Carpeted, uPVC double glazed windows to the rear, radiators and LED spotlights.

Bedroom three

Carpeted, uPVC double glazed windows to the rear, radiators and LED spotlights.



Bathroom

With uPVC double glazed window, partly-tiled walls, fitted vanity unit with sink and WC, bath and LED spotlights to the ceiling.

COUNCIL TAX BAND

Band: C
West Lindsey District Council

ENERGY PERFORMANCE CERTIFICATE

Rating: C

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 March 2025.

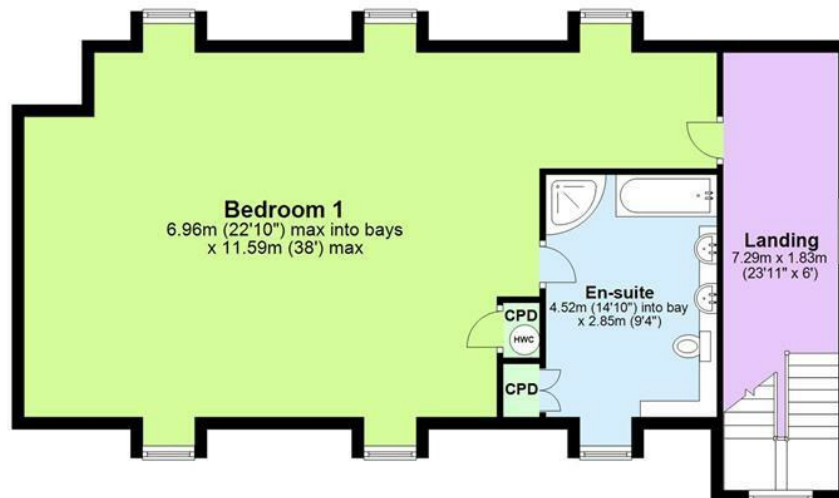
ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:
T: 01522 716204
E: Ellen@mountandminster.co.uk



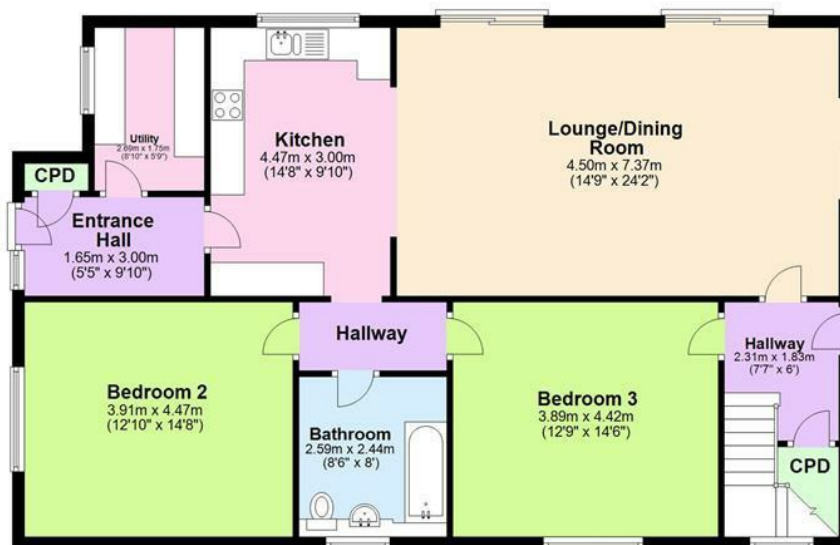
First Floor

Approx. 85.1 sq. metres (915.5 sq. feet)



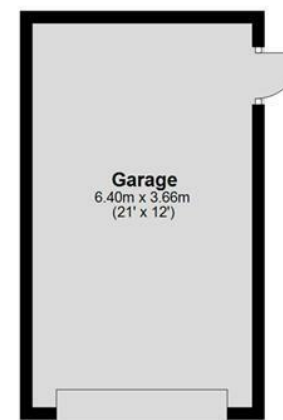
Ground Floor

Approx. 111.7 sq. metres (1202.7 sq. feet)



Garage

Approx. 23.5 sq. metres (252.5 sq. feet)



Total area: approx. 220.3 sq. metres (2370.8 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.
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

The Bungalow, Torksey

Mount & Minster endeavour to provide accurate particulars, however they should not be relied upon as statements of fact. All the information provided should be verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. Our staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide angle lens. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract. Mount & Minster is the trading name of Mount & Minster LLP. Registered Office: Atton Place 32 Eastgate, Lincoln, LN2 1QA.
Registered in England and Wales. Registration Number: OC398777

Atton Place, 32 Eastgate, Lincoln,
Lincolnshire, LN2 1QA
Tel: 01522 716204
Email: info@mountandminster.co.uk

MOUNT & MINSTER

