



14 Chestnut Crescent The Elms, Torksey
Torksey, Lincoln, Lincolnshire, LN1 2NL

Guide Price
£50,000

2 Bedroom Park Home

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- 2 Bedroom Park Home
- Newly Installed Kitchen & Bathroom
- Lounge Diner
- Beautiful Private Garden & Outhouses, Garage
- Residential Development, Over 50s Development
- Village location, Field Views
- Fishing pegs onsite
- EPC - Exempt, Council Tax Band - A



Overview

Modern Method Of Auction – T & C's Apply **Charming Two Bedroom Park Home on the Award-Winning The Elms Retirement Park**

Situated within the highly sought-after **The Elms** residential park in the picturesque village of Torksey, this well-presented two-bedroom park home offers comfortable, low-maintenance living exclusively for the over-50s.

The accommodation comprises a bright and spacious bay-fronted lounge, dining room, fitted kitchen, bathroom and two generous bedrooms with fitted wardrobes, in July 2024 the property was refurbished to included;

- New kitchen which includes a hob, cooker, extractor hood and dishwasher.
- New 4-piece bathroom suite.
- New carpets throughout and new vinyl flooring in kitchen and bathroom.
- Redecorated throughout.



Externally there is large utility space attached to the home which includes a utility room a workshop and a storage area.

Underfloor insulation was installed in January 2023, Electrical installation condition report (satisfactory) was completed in November 2023 and the Gas boiler was serviced and gas safety check completed in April 2025, offering added peace of mind for the new owner.

Outside, the property enjoys attractive gardens to the front and side, featuring a lawn, patio seating area and established flowerbeds, creating a pleasant space to relax outdoors. Off-road parking and a single garage is also included.

****The Elms**** is an award-winning, fully residential retirement park set within approximately 10 acres of beautifully landscaped grounds, complete with three lakes, protected parkland and abundant wildlife. Residents can enjoy peaceful canal-side walks, private fishing opportunities and a welcoming community atmosphere. Excellent transport links include regular bus services to Lincoln and Gainsborough, including a residents' minibuss and a Tesco free bus service.



The nearby village of Torksey offers a golf club, scenic countryside walks and a wealth of local history, while the neighbouring villages of Laughterton and Saxilby provide a range of everyday amenities. The A1 is approximately 15 minutes away, with rail connections to London available from Newark, and the historic City of Lincoln is around 12 miles away.

****Additional Information****

* Over 50s residential development

* No pets permitted

* LPG central heating

* Mains electricity, water and drainage

* Ground rent: ****£152.64 per calendar month****

* A 10% commission is payable to the site owner by the vendor on resale, in accordance with the Mobile Homes Act

Early viewing is highly recommended to fully appreciate both the property and the outstanding lifestyle offered by this popular retirement community.





Chestnut Crescent, The Elms, Torksey, Lincoln, LN1

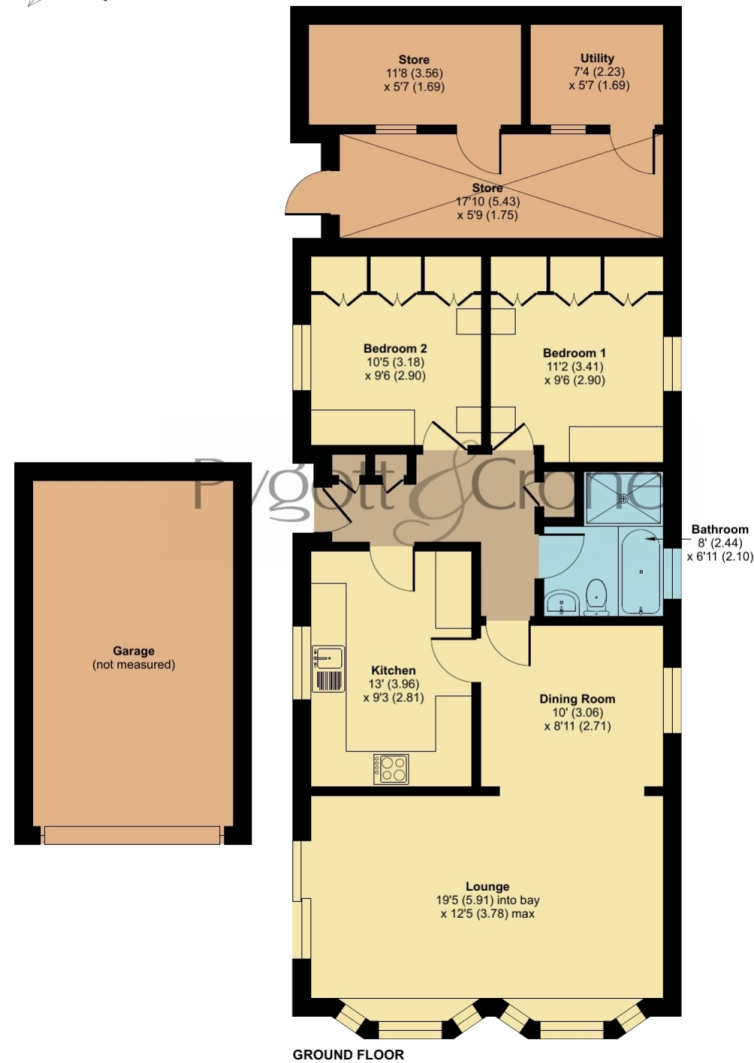


Approximate Area = 801 sq ft / 74.4 sq m(exclude garage)

Outbuilding = 219 sq ft / 20.3 sq m

Total = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Lincoln branch

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