



## 2 bed park home to buy in LN1

Kensington Grove, Torksey Lock, Lincoln,  
Lincolnshire, LN1 2GD

**£80,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Immaculately Maintained
- ✓ Low Maintenance Plot
- ✓ Gated Site With Park Manager
- ✓ Two Double Bedrooms

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This immaculate two-double-bedroom park home offers a rare opportunity to join the gated community of Little London. Specifically designed for the over-50s, this retirement complex in the charming Torksey Lock provides a peaceful and social environment. This particular residence is offered with the added benefit of no onward chain, making it an ideal choice for those seeking a smooth and swift transition into their next chapter.

The internal accommodation has been meticulously maintained and is presented in beautiful decorative order throughout. Upon entering through the porch and welcoming hallway, you are greeted by a spacious and bright L-shaped lounge and diner, providing an inviting space for both relaxation and entertaining. The modern kitchen is well-appointed with ample cabinetry and workspace, complemented by a separate utility room and a guest WC to ensure the main living areas remain functional and uncluttered. The sleeping quarters consist of two generous double bedrooms. The master suite serves as a private retreat, complete with a walk-in wardrobe and a contemporary en-suite shower room. The second double bedroom is served by a further well-proportioned bathroom located which has been finished to a high standard with both a bathtub and a separate shower cubicle.

The exterior of the property is just as impressive as the interior, featuring a professionally block-paved driveway that provides convenient off-street parking. The gardens have been thoughtfully landscaped to offer a private and low-maintenance outdoor sanctuary, perfect for enjoying the quiet surroundings of the park.

Ideally situated to the west of the historic Cathedral City of Lincoln, Little London benefits from excellent transport links, including regular bus services to both Lincoln and the market town of Gainsborough. With its secure gated entry and proximity to the scenic Torksey Lock, this home offers a perfect balance of safety, community, and accessibility. Internal viewing is highly recommended to fully appreciate the scale and quality of this residence.

The ground rent and electric is paid monthly on the 1st of each month. It is currently £156.02 per month. The site rules restrict ownership to over 50s retirees (although some residents to carry out part time work leading up to retirement age). Dogs are allowed but no more than two and they must be kept on a lead when going around the park area and any fouling cleaned up. Every home has a driveway for a car but campers must be kept in the camper parking area for which there is a charge of £200 per year. The electric meters are read once a year in December and the following charges are based on that reading. The water meters are read twice a year. The gas is paid directly to the gas company.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £1,872.00

Price: Starting Bid £80,000

Property Type: Park Home

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

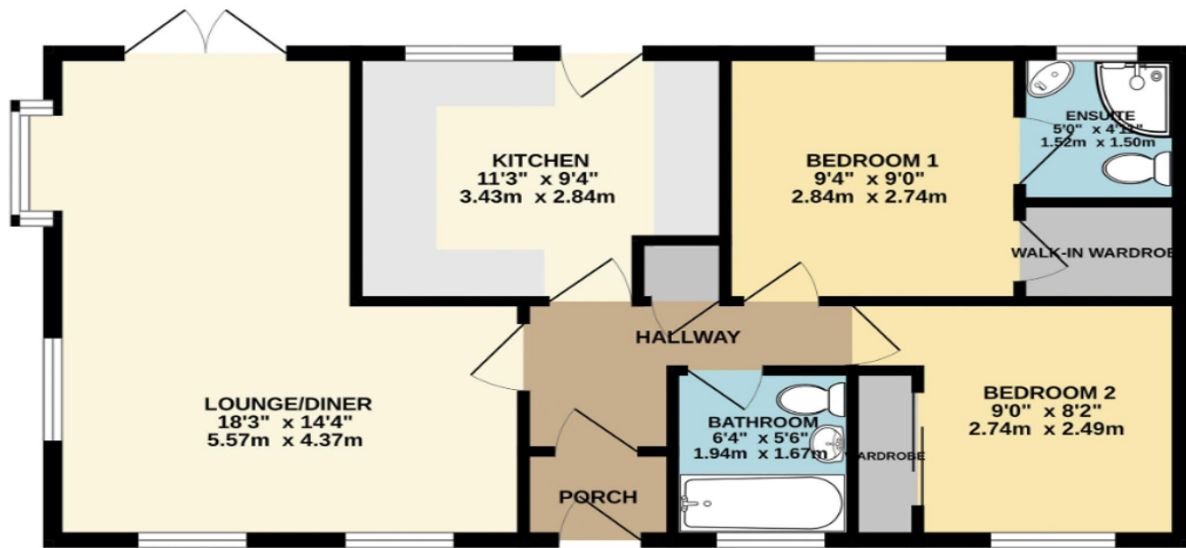
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Kensington Grove, Torksey Lock, Lincoln, Lincolnshire, LN1 2GD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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