

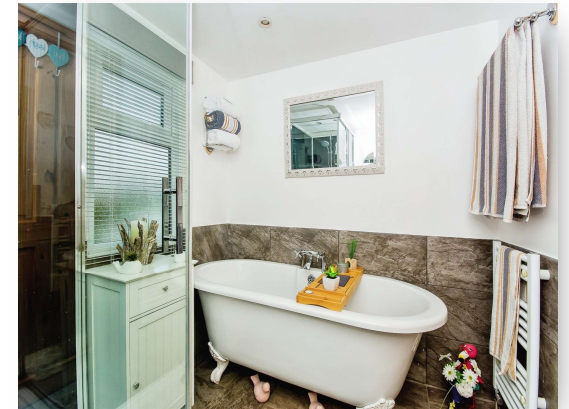


Westgate Park, Sleaford NG34 7QP

welcome to

Westgate Park, Sleaford

Offering well-presented accommodation, this park home is located on a well desired residential development within Sleaford town centre, providing great access to local amenities and transport links. Call now to view.



Kitchen Lounge Diner

23' 1" x 19' 1" (7.04m x 5.82m)

Lounge diner - There are two radiators, double glazed windows to the side and front and double glazed patio door to the side leading to a small decked area.

Kitchen - Fitted with base units with work surfacing over, tiled splashbacks and single drainer stainless steel sink with mixer tap. There is an electric oven, gas hob, extractor, larder cupboard, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, laminate flooring, spotlights, double glazed window to the front and double glazed uPVC door.

Bedroom One

12' 1" x 8' 1" (3.68m x 2.46m)

There is a fitted double wardrobe, radiator and double glazed window to the front.

Bedroom Two

9' 1" x 6' 1" (2.77m x 1.85m)

Having a radiator and double glazed window to the rear.

Bathroom

Fitted with a suite comprising of a bath, shower cubicle with wall mounted shower, wash hand basin and WC. There are spotlights, heated towel rail and double glazed window to the rear.

Outside

This property is sits on a corner plot which is fully enclosed and is not overlooked. The garden is low maintenance with a slabbed area, mature plants and hedges and a wooden summerhouse. There is a gravelled driveway.



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welcome to

Westgate Park, Sleaford

- Large corner plot
- Open plan kitchen, lounge, diner
- Fully enclosed garden & driveway
- Well-presented throughout
- Over 50's only

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111815 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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