



Westgate Park, Sleaford  
£117,500

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## Key Features

- Tingdene Deene Cottage
- Two Bedrooms
- 40ft x 20ft Park home
- Close to all local amenities
- Over 50's
- EPC rating Exempt







**\*\*NO CHAIN\*\*** Tingdene Deene Cottage 40ft x 20ft Park Home manufactured in approximately 1992. This Park Home offers spacious accommodation throughout and occupies a prime corner plot position on the sought after over 50's Westgate Park close to the town centre of Sleaford.

The Accommodation comprises of Entrance Hallway, Lounge Diner, Spacious Kitchen Diner, Master Bedroom with Two walk in wardrobes, Bedroom Two with built in wardrobes and fitted drawers and a spacious Shower Room.

The property benefits from Gas fired central heating, with radiators to all rooms and UPVC Double Glazing.

The property further benefits from a solar thermal system which pre-heats the hot water which is then topped up by the gas fired boiler.

The electric is bulk purchased by the Park and is metered and charged individually to the property. Gas is metered and charged for by any independent supplier of the owners' choice.

Council Tax Band A.

Ground rent as advised by the park owner 1st July 2024 is £212.04 per calendar month.

The property has its OWN WATER METER which is charged by the owner of the Park. (reference: 280524)



## Entrance

The property is entered via a part glazed UPVC front entrance door leading into the Entrance Hallway.

Having a smoke alarm, access to the roof space, built in cupboard with coat hooks, central heating thermostat control and oak effect laminate flooring.

## Lounge / Diner 6m x 4.81m (19'8" x 15'10")

An 'L' shaped light room with TV and telephone points, wall light points and a log burner style recirculating gas fire.

## Kitchen / Diner 4.5m x 2.94m (14'10" x 9'7")

A remodelled Kitchen which includes a brand new oven, a half glazed UPVC exit door, a fitted Kitchen with a range of base and wall units with complimentary work surface, four burner gas hob with extractor hood above, newly fitted oven, integral one a half bowl sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, wall mounted gas fired central heating boiler with programmer, recessed ceiling spotlights, extractor fan, tiled splash backs and wood effect ceramic tiled flooring.

## Bedroom 1 2.78m x 2.93m (9'1" x 9'7")

Having TV point and wall light points. With the added benefit of two walk in wardrobes with hanging rails and shelving, one having a telephone point.

## En suite

Having a UPVC double glazed window to the front elevation and comprising a refitted bathroom in 2018. Comprising a large enclosed walk in shower cubicle with a mains fed internal thermostatic shower, mermaid boards to the walls and a glass shower screen and shelving to the side of the shower, wash hand basin with a cupboard beneath, WC in a concealed cistern with fitted drawers, tiled splash backs, electric shaver point, extractor fan and Karndean flooring.

## Bedroom 2 2.94m x 3.6m (9'7" x 11'10")

Having a range of built in wardrobes with hanging rails, shelving and drawers, Telephone point and TV point.

## Outside Areas

Front area - Having a covered storm porch the front elevation is mainly laid with coloured granite with a small area laid to





lawn with an outside light. There is an allocated parking space opposite the front of the property.

Access to the rear is from the side of the property via a wrought iron gate, there is a concrete shed with timber door, paved patio area, planted flowerbeds, outside light and a further wrought iron gate which gives access via a paved pathway to the other side.

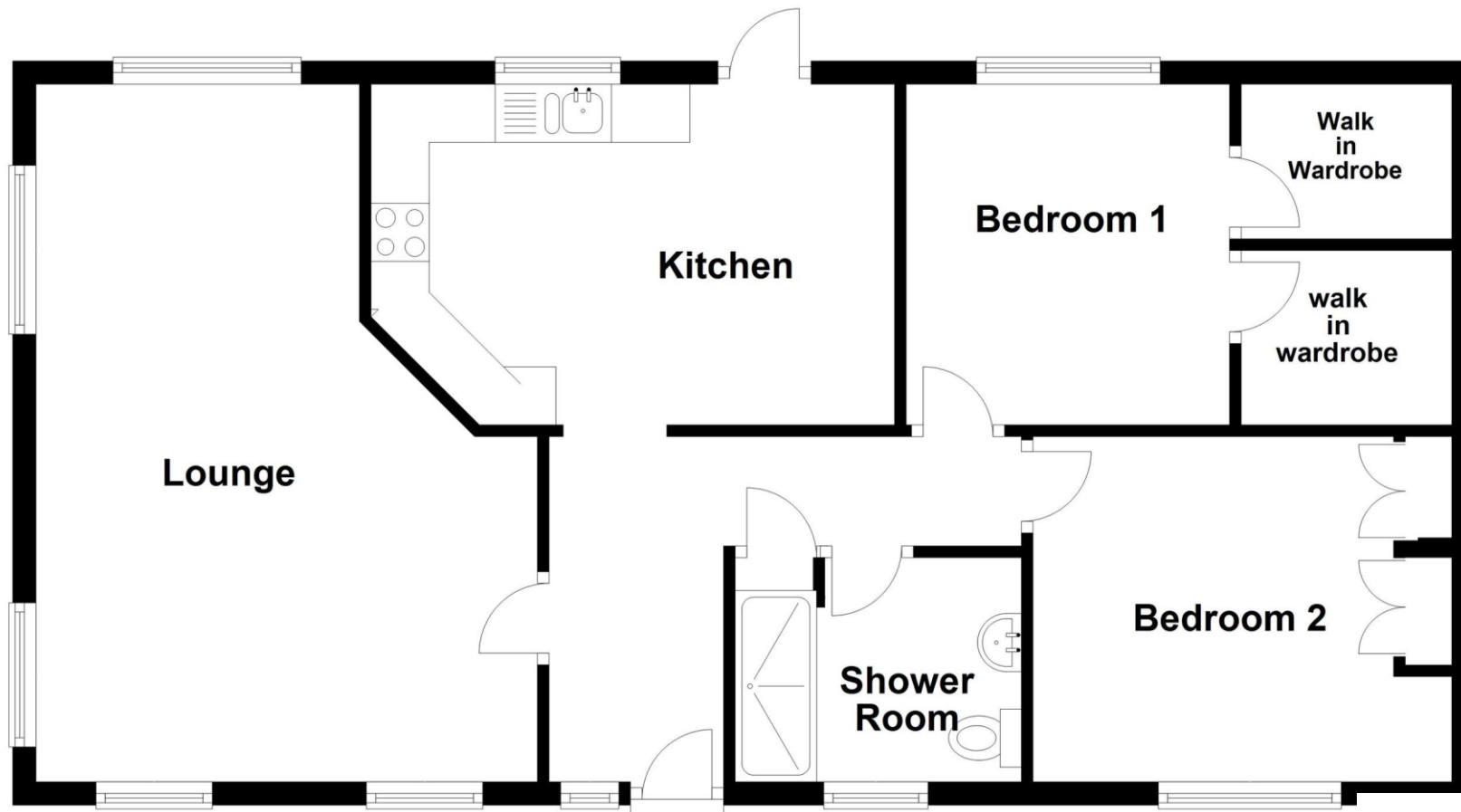
### Agents Notes

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## Ground Floor





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