



Westgate Park, Sleaford  
£139,950



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- Park Home
- Two Double Bedrooms
- Over 50's only
- Close Walking Distance to Town Centre
- Generous Sized Rooms Throughout
- Parking
- Freehold
- EPC rating Exempt
- Current Council Tax Band: A





On the popular over 50's only Westgate Park in Sleaford sits this 42ft x 20ft Two Double Bedroom Park Home. Built in 2005, the property offers generous sized rooms throughout with the benefit of a spacious plot with parking space and workshop with electric. Internally comprising; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Two Double Bedrooms, En Suite to Master and Bathroom. A viewing is highly recommended.

### Entrance Hall

With part glazed Entrance door, two storage cupboards and access to loft space.

### Lounge

3.26m x 5.9m (10'8" x 19'5")

With two bay windows to front aspect and a further window to side, electric fire place, TV point and BT point and radiator.

### Dining Room

With opening to Lounge, window to side aspect and radiator.

### Kitchen

2.93m x 2.84m (9'7" x 9'4")

Having a range of base and eye level units with work surface over, eye level integrated double oven, four ring gas hob with extractor hood over, one and a half sink with mixer tap and drainer, space for freestanding fridge freezer, window to side aspect.



### Utility Room

1.58m x 1.92m (5'2" x 6'4")

With base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine, part glazed door to side aspect and closest to parking.

### Bedroom One

3.39m x 2.87m (11'1" x 9'5")

With large walk in wardrobe, window to side aspect and radiator.

### En Suite

Three piece suite with mains fed shower, low level wc, hand wash basin, window to side aspect, radiator and extractor fan.

### Bedroom Two

2.9m x 2.86m (9'6" x 9'5")

With built in wardrobes and dresser table, window to side aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath, low level wc, hand wash basin with storage under, extractor fan, window to side aspect and radiator.

### Outside

With a parking space to side, gated access to patio area with steps to utility room door and outdoor tap. A shed/workshop to rear with electric connection, further patio area. To the left hand side, mainly laid to gravel with decorative flowers and shrubbery, pathway to main entrance.

### Park Home Information

Ground Rent: £237.00 per month - please note this may rise in January when it is reviewed by the park owner in line with the rate of CPI.





### Agents Note

These are draft particulars awaiting vendor approval.

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### Financial Services

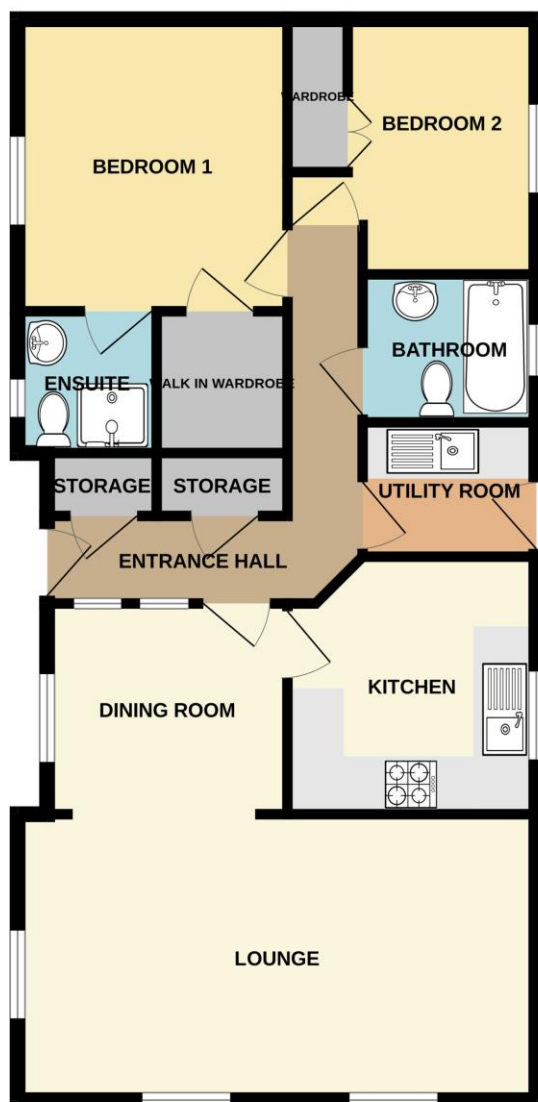
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## Floorplan

GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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