



Westgate Park, Sleaford  
£179,950



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## Key Features

- 40ft x 20ft Park House
- Three Bedrooms
- Unique Lodge Style
- Open Plan Lounge/Kitchen/Diner
- Beautifully Presented Throughout
- Landscaped Gardens
- EPC rating Exempt







Immaculately presented and maintained to an exceptional standard, this stunning 40ft x 20ft lodge-style park home offers spacious, modern living in a beautifully landscaped setting. The open-plan lounge, kitchen, and dining area is bright and airy, featuring large windows and patio doors on to decking and a fully fitted contemporary kitchen with integrated appliances. There are three generously sized bedrooms, including a master with en suite shower room, along with a separate stylish family shower room. A viewing is highly recommended and the only way to fully appreciate the property on offer.

#### Open Plan Lounge Kitchen Diner 6.24m x 5.88m (20'6" x 19'4")

Beautiful Open Room with high ceilings, plenty of natural light through the patio doors to front decking and windows to both side aspects. The Kitchen area comprising a range of base and eye level units with work surface over, central island with power point, two cupboards and a wine cooler, kitchen further comprising sink with mixer tap and drainer, freestanding oven with hob and extractor hood over, integrated fridge freezer, integrated microwave, integrated dishwasher.

The Lounge and Dining Area providing ample space, with TV and BT point.

#### Utility Room

With airing cupboard (boiler new in December 2024), integrated washing machine, part glazed Entrance door and window to side aspect.

#### Hallway

With radiator and access to loft space.

#### Bedroom One 2.61m x 4.13m (8'7" x 13'6")

With walk in wardrobe space to En Suite, window to rear aspect and radiator.



#### En Suite

Three piece suite comprising mains fed shower, hand wash basin with cupboards under, low level wc, heated towel rail, window to front aspect and extractor fan.

#### Bedroom Two 2.71m x 2.27m (8'11" x 7'5")

With window to side aspect and radiator.

#### Bedroom Three 2.1m x 2.66m (6'11" x 8'8")

With window to side aspect and radiator.

#### Shower Room

Three piece suite comprising corner shower, hand wash basin with storage unit under, low level wc, heated towel rail and window to side aspect.

#### Outside

Located in the rear corner of the park with parking to front, a wraparound beautifully presented wrap around garden mainly laid to gravel with seating areas, decorative shrubbery and flowers, storage shed, timber fence surround.

#### Park Information

Electricity: provided by the Park, billed quarterly with the addition of an equal share (104 properties) of the distribution charge paid by the park owner to their supplier. No standing charge applied.

Gas: by supplier of choice.

Water: supplied by the park and charged at £3.60 per week to all park homes, this can be billed either monthly or quarterly. Sewerage: service is supplied by Anglian Water. If residing on your own inform them as this will reduce the charged amount.

Ground rent: may rise in January when it is reviewed by the park owner in line with the rate of CPI

Pets: Not more than 1 dog or 1 domestic cat. Any other pets must be contained within your home and must not cause disturbance or nuisance to other occupiers of the park.









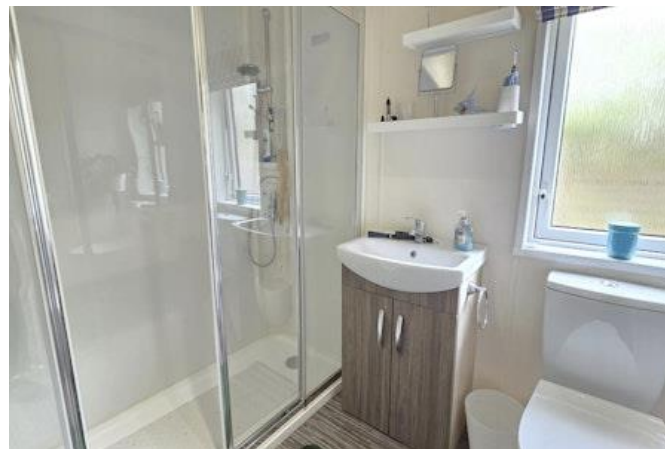
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# Floorplan

GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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