



Westgate Park, Sleaford
£120,000



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Leasehold



Key Features

- 36' x 20' Tingdene Villa Park Home
- Two Double Bedrooms
- Immaculately Presented Throughout
- Modern Kitchen and Bathroom
- Close Walking Distance to Local Amenities
- Gas Central Heating
- Pets Allowed





This 36' x 20' Tingdene Villa Park Home has been extensively renovated by the current owners, to now offer beautifully presented Two Double Bedroom Home with an Open Plan Lounge Diner, Modern Kitchen and Shower/Utility Room. An additional benefit is the new gas boiler and full heating system refit within the last 12 months. 'Westgate Park' is ideally located within close walking distance to the town centre, with a welcoming community and pet friendly. A viewing is highly recommended. .



Lounge Diner

4.18m x 6.02m (13'8" x 19'10")

Open plan Lounge Diner with part glazed Entrance door, Air Con Unit, window to front aspect, gas fire place, TV and BT points, window to side aspect and radiators.

Kitchen

3.4m x 2.95m (11'2" x 9'8")

Beautiful modern kitchen with a range of base and eye level units with work surface over, integrated oven with four ring gas hob and extractor hood over, ceramic sink with mixer tap and drainer, space for freestanding fridge freezer, space and plumbing for dishwasher, part glazed door and window to side garden, radiator.



Bedroom One

3.19m x 3m (10'6" x 9'10")

With Air Con unit, built in wardrobes, window to side aspect and radiator.

Bedroom Two

2.45m x 2.94m (8'0" x 9'7")

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

Shower and Utility Room

Modern Three piece suite comprising double walk in shower, hand wash basin with storage under, low level wc, heated towel rail and radiator. Further space and plumbing for washing machine and tumble dryer with work surface over, two windows to side aspect and a storage cupboard.

Outside

To the front is an allocated parking space, the plot itself could also be adapted to add a driveway. Wrap around well presented gardens with areas laid to lawn and patio, shed to rear.

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. Currently at £180.02 per month.

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.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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Floorplan

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no warranty can be given.
Made with Metropix C2025



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