



Westgate Park, Sleaford



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£90,000

- Stately Albion Tredegar Park Home
- 36' x 20'
- Over 50's Only
- Close Walking Distance to Town Centre
- Spacious Accommodation Throughout
- NO ONWARD CHAIN
- Current Council Tax Band A
- EPC rating Exempt



****NO CHAIN**** Newton Fallowell are delighted to offer to the market this Stately Albion Tredegar Park home, built originally in 1997 and measuring 36' x 20'

Situated on this ever popular and close to town centre over 50's Westgate Park, the home offers spacious accommodation throughout, comprising a large living room open plan through to a dining room, kitchen, reception hallway, shower room and two double bedrooms. Outside the property also benefits from a private parking space

The property is ready to move in immediately and is presented in good internal condition and decorative order throughout. Further benefits include gas fired central heating with radiators to all rooms and Upvc double glazing.

Council tax band is A
Ground rent TBC
EPC Rating Exempt

Entrance Hall

The property is entered via a part glazed front entrance door leading into the entrance hallway.



Lounge

5.92m x 3.23m (19'5" x 10'7")

A spacious room with two UPVC double glazed windows to the side elevation, coving, fireplace with electric fire and wooden surround and mantelpiece, TV aerial point and archway leading through to:

Dining Room

2.9m x 2.1m (9'6" x 6'11")

With a UPVC double glazed window to the front elevation coving and telephone point.

Kitchen

2.89m x 3.88m (9'6" x 12'8")

Very spacious kitchen with UPVC double glazed window to the rear elevation, fully glazed UPVC exit door providing access to and from the rear garden, fully fitted kitchen with base and wall units and complimentary rolled edged work surface, integrated electric oven, integral four burner gas oven with extraction fan above, wall mounted gas fired central heating boiler set into a matching kitchen cupboard, one and a half bowl sink with single drainer and mixer tap, coving, ceiling light point and mosaic tile effect vinyl cushioned floor.

Bedroom One

2.89m x 3.07m (9'6" x 10'1")

Bedroom one is a spacious room with UPVC double glazed window to the rear elevation, built-in bedroom furniture comprising floor to ceiling, wall-to-wall wardrobes with two sets of double doors, shelving and hanging rail, two bedside cabinets, two fitted sets of drawers and one dressing table.

Bedroom Two

2.89m x 2.57m (9'6" x 8'5")

Bedroom two offers a UPVC double glazed window to the front elevation and built-in wardrobe with hanging rail, shelving and double doors, this bedroom also benefits from two bedside cabinets and coving.

Shower Room

2m x 1.69m (6'7" x 5'6")

Bedroom two offers a UPVC double glazed window to the front elevation and built-in wardrobe with hanging rail, shelving and double doors, this bedroom also benefits from two bedside cabinets and coving.



Outside

The property sits on a low maintenance gravelled plot that includes outside storage via a metal shed, there are two external lights and a block paved driveway that provides private parking for one vehicle.

Agents Note

These are draft particulars awaiting vendor approval.

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Floorplan

GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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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