



Westgate Park, Sleaford
£129,950



2



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£129,950



Key Features

- Park Home
- Two Double Bedrooms
- Well Presented Throughout
- Close Walking Distance to Town Centre
- Lounge Diner with Modern Kitchen
- Tandem Parking for Two Vehicles
- EPC rating Exempt
- Current Council Tax Band:A





A well-presented two double bedroom park home offered for sale with no onward chain, conveniently located within close walking distance of Sleaford town centre. The property features an entrance porch, a comfortable lounge opening into a dining room, a modern fitted kitchen, two double bedrooms, and a bathroom. Externally, there is tandem parking for two vehicles to the front and a generous patio area to the rear, providing a pleasant outdoor space. This turnkey home is ready to move into and offers an excellent opportunity for buyers seeking low-maintenance living close to local amenities. Early viewing is highly recommended.

Entrance Porch

1.5m x 2.95m (4'11" x 9'8")

With glazed uPVC Entrance door and two windows to front aspect.

Lounge

5.42m x 3.34m (17'10" x 11'0")

With feature electric fire place, window to side aspect, TV and BT point, radiator. Opening to;

Dining Room

2.1m x 2.95m (6'11" x 9'8")

With French doors to side and radiator.

Kitchen

4.21m x 2.47m (13'10" x 8'1")

Modern kitchen with a range of base and eye level units with work surface over, composite sink with mixer tap and drainer, double eye level integrated oven, four ring electric hob, washing machine, dishwasher, fridge freezer, airing cupboard, windows to front and side aspects.

Bedroom One

3.81m x 2.88m (12'6" x 9'5")

With double bed, wardrobes, side tables and mirror included in sale, window to rear aspect and radiator.

Bedroom Two

2.66m x 2.89m (8'8" x 9'6")

With double bed and side table included in sale, window to rear aspect and radiator.

Bathroom

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

Outside

With tandem parking for two vehicles on the block paved driveway to front. Paving extends along both sides of the property, leading to a further generous patio area at the 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

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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As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

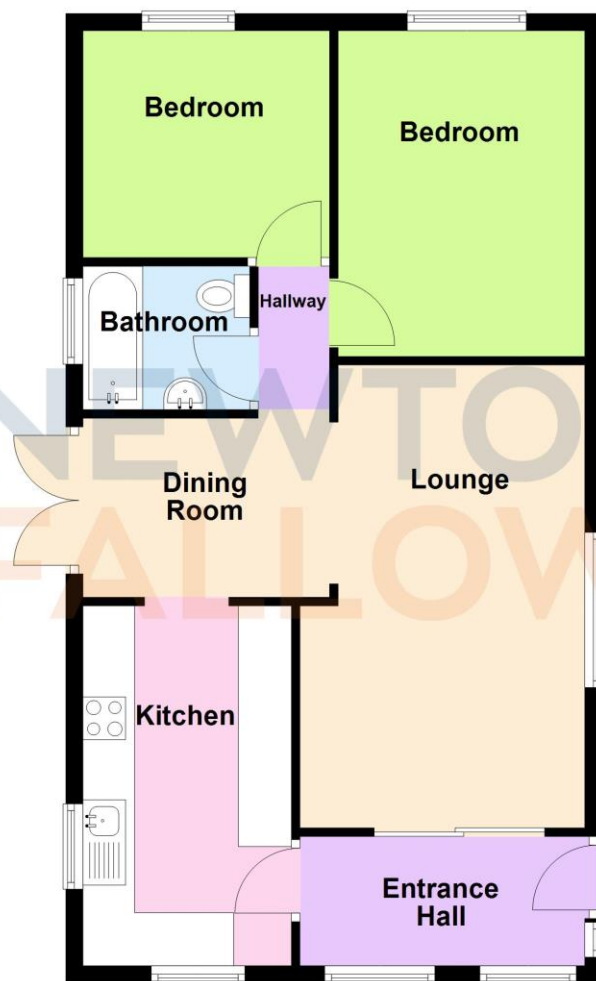




Floorplan

Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



Total area: approx. 64.5 sq. metres (694.4 sq. feet)
45 Westgate Park, Sleaford



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