



Westgate Park, Sleaford



- 38ft x 20ft Cambrian Park Home
- Close Walking Distance To Town Centre
- Immaculately Presented Throughout
- Sought After Location
- Large Lounge Diner
- No Onward Chain
- Leasehold
- EPC rating Exempt



Offered for sale with no onward chain, this beautifully presented two double bedroom Cambrian park home (38ft x 20ft) is situated in a quiet position on the ever-popular Westgate Park, within easy walking distance of Sleaford town centre and its excellent range of amenities. The spacious and well-maintained accommodation comprises an entrance hall, a bright and airy lounge diner with an attractive raised-height ceiling, a fitted kitchen, a generous principal bedroom benefiting from a walk-in wardrobe and en-suite facilities, a further double bedroom, and a modern family shower room. Enjoying a peaceful setting within the park and presented to a high standard throughout, this superb home is ideal for those seeking comfortable, low-maintenance living. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Lounge Diner
4.99m x 5.93m (16'5" x 19'6")

Kitchen
3.32m x 2.87m (10'11" x 9'5")

Hallway

Bedroom One
3.1m x 2.87m (10'2" x 9'5")

En Suite
1.69m x 1.49m (5'6" x 4'11")

Bedroom Two
2.93m x 2.96m (9'7" x 9'8")

Bathroom
1.5m x 2.02m (4'11" x 6'7")

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.

Financial Services

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. 67.7 sq. metres (728.6 sq. feet)



Total area: approx. 67.7 sq. metres (728.6 sq. feet)

21 Westgate Park, Sleaford

 **NEWTON FALLOWELL**

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