



Westgate Park, Sleaford
£189,000



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- NEW PARK HOME
- Stately Goodwood 20' x 40'
- Two Double Bedrooms
- Kitchen Diner
- En Suite and Walk in Wardrobe to Master Bedroom
- Close Walking Distance to Local Amenities



A beautifully presented brand new Stately Goodwood 20' x 40' park home, ideally located within a short walk of the town centre. This stylish home offers two double bedrooms, including a master with en-suite and walk-in wardrobe. The modern kitchen diner provides a welcoming space for everyday living, complemented by bright, well-finished interiors throughout. Perfect for low-maintenance living in a convenient and peaceful setting.

Entrance Hall

Lounge

5.55m x 3.31m (18'2" x 10'11")

With feature electric fire place, patio doors to front, two windows to side , TV point and radiator.

Kitchen Diner

4.16m x 2.46m (13'7" x 8'1")

With a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, integrated fridge freezer, eye level integrated oven, four ring gas hob with extractor hood over, window to side aspect. The Dining area offering space for a 4/6 seater table with bay window to front aspect and radiator.

Utility Room

1.69m x 1.87m (5'6" x 6'1")

With base and eye level units with work surface over, sink with mixer tap, integrated washing machine and tumble dryer, boiler, large storage cupboard and part glazed side door.



Bedroom One

3.65m x 2.84m (12'0" x 9'4")

With two windows to side aspect, walk in wardrobe, TV point and radiator.

En Suite

Three piece suite comprising mains fed shower unit, hand wash basin, low level wc, window to side aspect and radiator.

Bedroom Two

2.66m x 2.92m (8'8" x 9'7")

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

Shower Room

Having double walk in mains fed shower with rain effect head over, hand wash basin with storage under, low level wc, radiator, window to side aspect.

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 Notes

These are draft particulars awaiting vendor approval.

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Floorplan

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



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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