



Claremont Park, Sleaford



£125,000

- Stately Albion Tradegar 40ft x 20 ft Park Home
- Two Double Bedrooms
- Close Walking Distance to Local Amenities
- Well Presented Throughout
- NO ONWARD CHAIN
- Parking and Garage
- Leasehold
- EPC rating Exempt
- Current Council Tax Band A



Offered for sale with no onward chain, this well-presented Stately Albion Tredegar 40ft x 20ft two double bedroom park home is situated on the popular Claremont Park development on the north side of Sleaford, just a short walk from local amenities. The spacious accommodation comprises an entrance hall, generous lounge opening to a modern kitchen/diner, separate utility room, two double bedrooms with fitted wardrobes, an en-suite to the principal bedroom and a bathroom. Externally, the property benefits from a garage, off-road parking and low-maintenance gardens. Claremont Park is conveniently located close to supermarkets, shops and regular bus routes, with Sleaford town centre and its wider range of amenities just a short distance away. Viewing is highly recommended to appreciate the standard, size and location of this superb home.



Lounge

5.18m x 3.23m (17'0" x 10'7")

Kitchen Diner

5.16m x 2.63m (16'11" x 8'7")

Utility Room

1.59m x 2.32m (5'2" x 7'7")

Bedroom One

En Suite

1.5m x 2m (4'11" x 6'7")

Bedroom Two

3.37m x 2.88m (11'1" x 9'5")

Bathroom

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

Garage

6.05m x 2.83m (19'10" x 9'4")



Park Home Information

Electricity & Calor Gas: metered to each property and supplied by the Park. The Park bulk purchase gas & electricity, read the meters quarterly, and provides a statement to each property.

Ground Rent: revised annually in April and any rise is in line with the rate of CPI. We are advised this is currently £164.36 per month.

Pets: Either 1 Dog or 1 Cat, and Pets housed in a cage or aquarium or similar must remain at all times within the home.

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

Main area: approx. 71.9 sq. metres (773.6 sq. feet)
Plus garages, approx. 17.3 sq. metres (186.1 sq. feet)



Main area: Approx. 71.9 sq. metres (773.6 sq. feet)

Plus garages, approx. 17.3 sq. metres (186.1 sq. feet)

20 Claremont Park, Sleaford



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk