



Westgate Park, Sleaford  
£90,000



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## Key Features

- Park Home
- Two Bedroom
- Immaculately Presented Throughout
- Close Walking Distance to Town Centre
- Modern Kitchen
- Lounge Diner
- EPC rating Exempt
- Current Council Tax Band: A





Located on the popular Westgate Park site and within close walking distance of Sleaford Town Centre, this immaculately presented two-bedroom park home offers comfortable and modern living throughout. The accommodation comprises a stylish kitchen, spacious lounge diner, two bedrooms, and a well-appointed bathroom, making it an ideal low-maintenance home in a convenient location.

### Kitchen

3.02m x 3.52m (9'11" x 11'6")

Having a range of base and eye level units with work surface over, integrated oven with four ring gas hob and extractor hood over, sink with drainer, space and plumbing for washing machine, space for freestanding fridge freezer, boiler window to front and side aspects and radiator.

### Lounge

3.16m x 3.52m (10'5" x 11'6")

With space for electric fire place, TV point, BT point, French doors to side garden, window to side and radiator.

### Bedroom One

2.47m x 2.44m (8'1" x 8'0")

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

### Bedroom Two

2.58m x 2.19m (8'6" x 7'2")

Window to side aspect, built in wardrobe and window to side aspect.

### Bathroom

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

### Outside

With patio areas, two sheds (one with electric), flowers and shrubbery, outside tap.

### Park Home 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.

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# Floorplan

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 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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