



Westgate Park, Sleaford NG34 7QP

welcome to

Westgate Park, Sleaford

Tucked away in a private corner of the ever-popular Westgate Park, this beautifully renovated detached park home is finished to an exceptional standard throughout. Boasting a stylish kitchen, spacious lounge/diner, modern shower room and wrap-around low-maintenance gardens. No onward chain.



Kitchen

Fitted with a recently fitted range of Shaker style wall and base units with work surfacing over, sink, oven, space for fridge, plumbing for washing machine, radiator, laminate flooring, door and window to the side.

Dining Room

Having a radiator, double doors leading outside and opening to the:

Lounge

Featuring an electric fire, two radiators and three windows to the front and side.

Inner Hall

Having a cupboard.

Bedroom One

There is a freestanding wardrobe, radiator and window to the side.

Bedroom Two

Having a built-in wardrobe, radiator and window to the rear.

Shower Room

Fitted with a corner shower cubicle, wash hand basin, WC, heated towel rail, vinyl flooring and window to the side.

Outside

The outside has a picket fence, small artificial lawn area and gravelled area.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Westgate Park, Sleaford

- Renovated throughout to high standard
- Tucked away in the corner away from roadside
- Close to local amenities and train station
- Two double bedrooms
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113328 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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