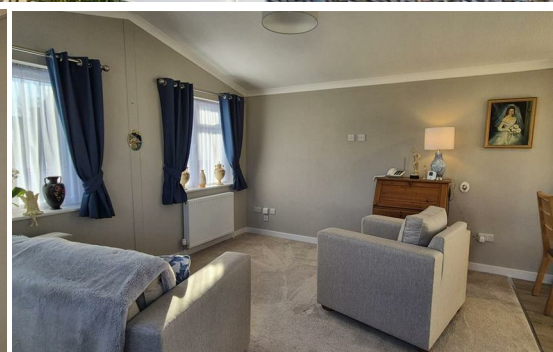




29 The Orchards Park, Sleaford, NG34 9DH

Guide Price £120,000

Guide Price - £120,000 - £130,000 - MODERN AND WELL-PRESENTED PARK HOME!!

Situated on the highly regarded The Orchards Park in the desirable village of Ruskington, this park home offers stylish, low-maintenance living within a peaceful and well-established residential community for the over-50s.

The property is presented in almost brand-new condition, offering buyers the rare opportunity to acquire a modern home without the wait time of ordering from new.

Internally, the home features a contemporary open-plan kitchen, dining, and living area, creating a bright, spacious, and sociable environment flowing seamlessly into the main living space. The kitchen is fitted with modern units and integrated appliances to include; washing machine, dishwasher, microwave, electric oven and hob.

There are two well-proportioned bedrooms, with both bedrooms benefiting from built-in wardrobes, providing excellent storage. A modern shower room completes the accommodation.

Externally, the property enjoys its own private, fenced garden, offering both individuality and privacy, along with a concrete sectional storage shed for additional storage. One allocated parking is available in addition to guest parking.

The Orchards Park is a family-run residential development with a strong reputation for providing an enjoyable and relaxed lifestyle for the over-50s within a friendly and welcoming community. Set within an informal and attractive environment, the park offers a peaceful setting with mature trees and landscaped surroundings, creating a calm and pleasant atmosphere.

Each home is positioned within its own garden, enhancing both privacy and individuality. The park is pet-friendly, with small pets permitted subject to being well-controlled and considerate of others.

29 The Orchards Park, Sleaford, NG34 9DH

Guide Price £120,000



- 2 Bedroom Omar Westbury Home, 42' x 14' with Allocated Parking
- Omar Home Built in 2025 to BS3632 Standard with a 10 year Gold Shield Warranty
- Stylish Open-Plan Kitchen/Dining/Living Space with Integrated Appliances
- Built-in Wardobes to Both Bedrooms & Modern Fitted Shower Room
- Private Fenced Garden Offering Peace & Garden Shed Storage
- Quiet Award Winning Over 50s Residential Park
- Well-Served Village Location with Rail Links & Amenities
- Pet Friendly Park (Allowing 1 Pet) & Visitor Parking
- 21 year David Bellamy Conservation park

Location:

The Orchards Park is a well-established family owned park with a strong community. Catering for the over 50's and allowing one pet. Located in the popular village of Ruskington, with a wide range of local amenities including doctors, dentist, post office, supermarket, shops, public houses, railway and bus links.

Lease Information:

The property is located on a residential licenced park, with a 100 year lease. Current pitch and maintenance fee are £165.46 per calendar month. Payable on the first Wednesday of each month. The next pitch fee review date is 1st March 2027.

Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by the Act.

Lounge

13'1" x 11'9" (4.0 x 3.6)

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Kitchen/Dining Room

13'1" x 8'10" (4.0 x 2.7)

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Bedroom 1

13'1" x 8'6" (4.0 x 2.6)

Bedroom 2

9'10" x 4'11" (3.0 x 1.5)

Shower Room

8'2" x 5'10" (2.5 x 1.8)

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

Tenure: Leasehold.

Sold with vacant possession on completion.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'A'

Services:

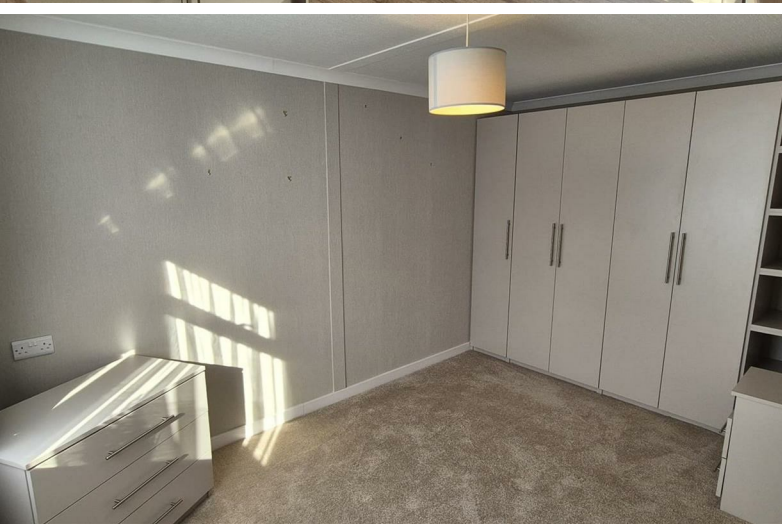
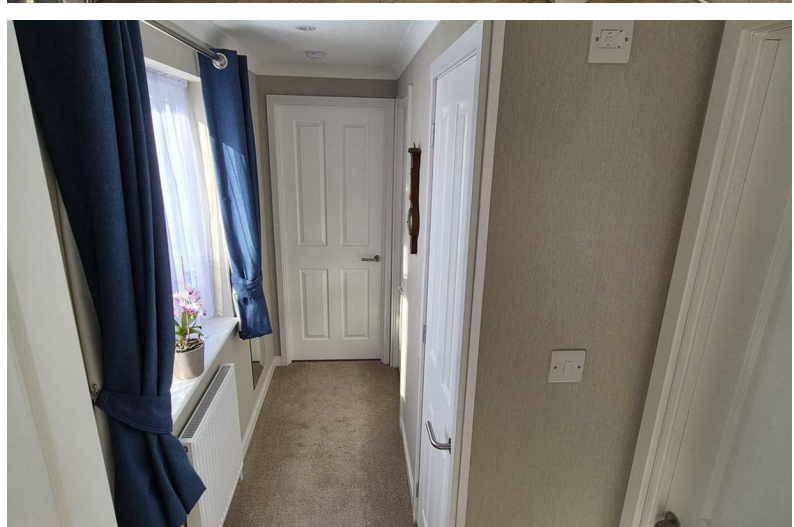
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Agents Note:

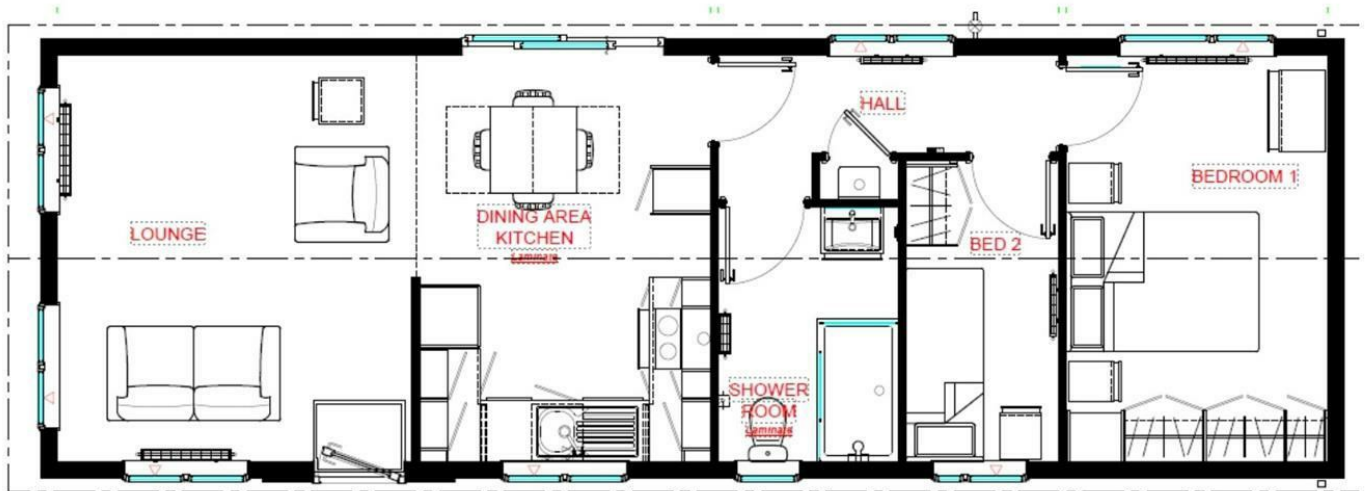
We are required under the Estate Agent Act 1979 and the Provision Of Information







Floor Plan



The Orchards Park



The Office, 18 The Orchards Park, Priory Road, Ruskington, Sleaford, Lincolnshire NG34 9DH
Telephone: 01526 832376 Email: homes@orchardspark.co.uk Website www.orchardspark.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.