



## 29 The Orchards Park, Sleaford, NG34 9DH £134,950

### MODERN AND WELL-PRESENTED PARK HOME!!

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

Having been occupied for only approximately three weeks since new, 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. The kitchen is fitted with modern units and integrated appliances, flowing seamlessly into the main living space.

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 property further benefits from the remainder of the manufacturer's guarantee (details available upon request), along with the option to purchase a selection of almost new furniture by separate negotiation, making this an ideal turnkey home.

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 other residents.

# 29 The Orchards Park, Sleaford, NG34 9DH

## £134,950



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

### 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.

### Lounge

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

### Kitchen/Dining Room

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

### 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)

### Tenure: Leasehold.

Sold with vacant possession on completion.

### 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.

### 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

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.

### 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.

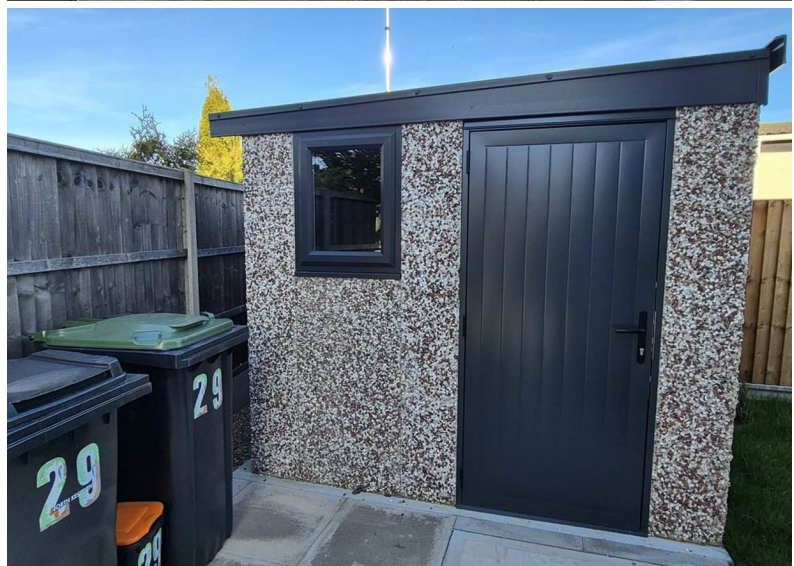
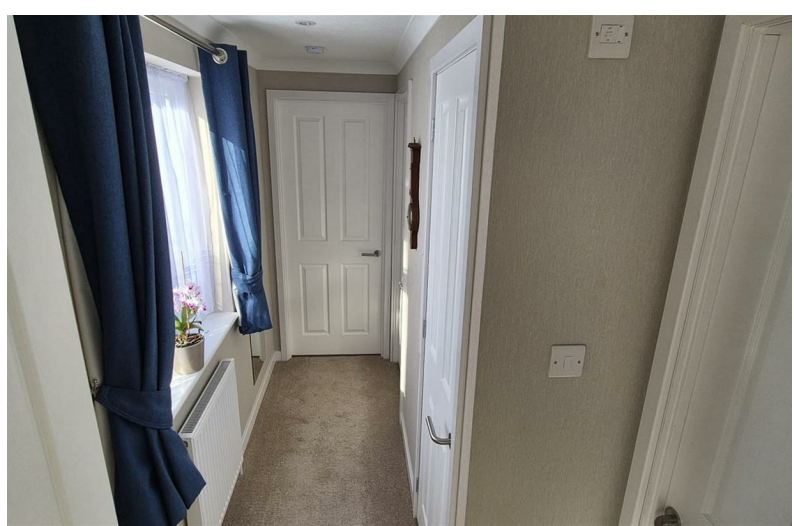
### Money Laundering Regulations:

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.

### Draft Details-Awaiting Approval:

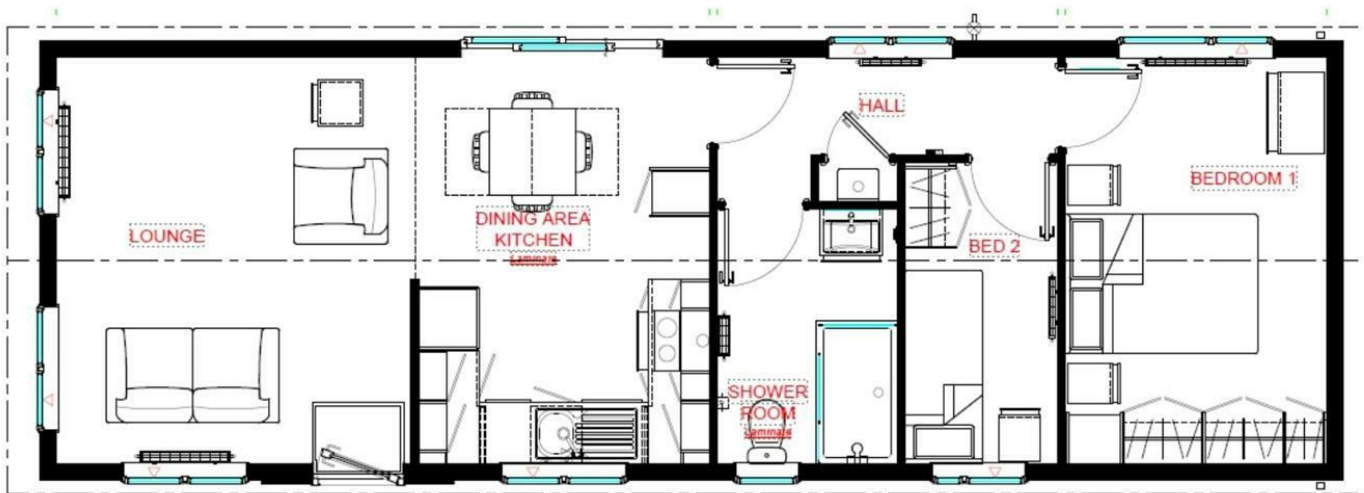
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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







## Floor Plan



*The Orchards Park*



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