



SELL YOUR HOME FOR FREE
and move quickly with
Britannia's Assisted Sale Scheme†
Part exchange available*
Finance available

BRITANNIA PARKS

MODERN LIVING, TRADITIONAL VALUES



Westgate Park

Westgate, Sleaford, Lincolnshire, NG34 7QP

If you are looking for a secure and safe place to live, then Westgate Park may be the right choice for you. Britannia Parks are pleased to announce the release of 8 plots available for you to design your dream home. In addition, several large executive plots will also be released in 2012. These executive plots feature larger than average wooded plots for the keen gardener and wildlife enthusiast. With homes from £110,000 there has never been a better time to move.

Reservations are being taken now for all the plots throughout the park – **reserve yours now.**

Please contact the Sales Office for further information



For details of homes and plots for sale please contact:

01268 511 555

www.britanniaparks.com



Westgate Park

With its gentle slopes and mature trees Westgate Park offers a special atmosphere while being only a short walk from the centre of Sleaford. This particular part of Lincolnshire boasts a milder and dryer weather system than most of England. The park is rich in birdlife with Grey Wagtails, Finches, Woodpeckers, Kingfishers and Mallard ducks seen regularly.

Surrounding area

Situated only a few hundred yards from the market square of Sleaford, Westgate Park is ideally located close to all the amenities of the town. All facilities, doctors, dentists, vets and shops are well within a one mile radius of the entrance of the Park, with most being only a short walking distance. The park is only 20 miles from the city of Lincoln, with its spectacular cathedral and fascinating history.

† **Sell your home for free** and move quickly with Britannia's Assisted Sale Scheme we will pay estate agents fees up to £4000.
* **Part exchange available** on selected plots only.

Nearby attractions

Lincoln Cathedral, castle and museum are within easy reach of the park, as well as the historic Belvoir Castle, Belton House and Hartsholme Country Park. There is no shortage of walking for those who enjoy the outdoors, both in the immediate locality or just a little further afield. Sleaford town centre is home to an excellent library and an amateur theatre, as well as sporting facilities such as an indoor swimming pool, indoor bowls, flat green bowling and local golf.

Transport

As the High Street is within such easy walking distance, not much public transport is required for residents of Westgate Park! However, there are bus stops in the town and a train station linking to the mainline station at Lincoln. Three airports are within easy reach of Sleaford, namely Robin Hood Airport (Doncaster), East Midlands Airport and Humberside Airport.

Nearby amenities

- Doctor's surgery: Less than a mile
- Dental practice: Less than a mile
- Post office: Less than a mile
- Nearest shop: Less than a mile
- Nearest supermarket: Less than a mile
- Nearest bus stop: Less than a mile
- Nearest train station: Less than a mile

Essential information

- **Ground Rent For New Homes (2011):** £140.99 p.m.
- **Council Tax (2010/2011):** £989.42 p.a.
- **Gas: Mains Gas**
- **Age rule: Over 50s**
- **Pets: Pets Welcome**
- **Homes: 107**

SPECIAL OFFERS

- **Estate Agency Fees Paid!** when participating with Britannia's Assisted Sale Scheme
- **Part exchange available*** on selected plots only.
- **Homes from £110,000**
- **Finance available**



Plots available for homes of your choice:

- | | | | | |
|--------------|--------------|--------------|--------------|-----------------|
| 3a 40' x 20' | 8 40' x 20' | 17 44' x 13' | 34 36' x 10' | ● Showhome |
| 5 36' x 20' | 9 40' x 20' | 18 46' x 13' | 58 46' x 18' | ☎ Street lights |
| 6a 36' x 22' | 11 42' x 10' | 19 36' x 22' | ● Firepoint | |
| 7 42' x 12' | 14 42' x 12' | 26 30' x 20' | | |

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