



Park Road, Allington, Grantham NG32 2EB

welcome to

Park Road, Allington, Grantham

Situated in the popular village of Allington, this spacious detached family home offers four bedrooms, versatile living accommodation and a conservatory. Externally, there is ample off-road parking, a garage, car port and a beautifully landscaped private rear garden.



Entrance Hall

Entering the property to the front through a part glazed door into the hallway a wood effect flooring, full length radiator, staircase to the first floor landing and access into the lounge, dining area/sitting room, downstairs cloakroom and kitchen.

Downstairs Cloakroom

With a window to the side aspect, wash hand basin, low level WC, radiator and tile effect flooring.

Lounge

12' 10" x 11' 5" (3.91m x 3.48m)

With a window to the front aspect, carpet, radiator, coving to the ceiling and glazed French doors leading into the dining/sitting area.

Dining Area

19' 7" x 9' 9" (5.97m x 2.97m)

With patio doors and further door leading into the conservatory, wood effect flooring, coving to the ceiling and a radiator.

Conservatory

17' 2" x 10' 4" (5.23m x 3.15m)

Beautiful large conservatory built with a dwarf brick wall, windows to three sides, tile effect flooring and French doors leading out to the rear garden.

Kitchen

15' 9" x 8' 10" (4.80m x 2.69m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with wood effect worktops over, white sink, drainer and mixer tap. Integrated dishwasher and space for a washing machine, oven, and fridge freezer. Wood effect flooring and a radiator.

First Floor Landing

Modern oak and glass staircase with an airing cupboard and access into the bedrooms and family bathroom.

Bedroom One

13' 1" x 12' 7" (3.99m x 3.84m)

With a window to the front aspect, built-in storage, carpet, coving to the ceiling and a radiator.

Bedroom Two

12' 10" x 12' 4" (3.91m x 3.76m)

With a window to the front aspect, built-in storage, carpet, coving to the ceiling and a radiator.

Bedroom Three

10' x 9' (3.05m x 2.74m)

With a window to the rear aspect, carpet, radiator and coving to the ceiling.

Bedroom Four

9' x 9' (2.74m x 2.74m)

With a window to the rear aspect, carpet and a radiator.

Family Bathroom

9' 5" Widest Point x 5' 6" (2.87m Widest Point x 1.68m)

With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, radiator and tile effect flooring.

General Description Outside

Open landscaped front with gravel and block paved pathway leading to the front door and single garage. Gated access through to the rear.

The rear garden again is landscaped low maintenance with gravel and shrub borders, paved patio area and pathway leading to a large workshop/gym or even an outdoor office space. There is a picket gate and fence which leads into a conservation area behind the property.

Single garage - Up and over door, power and lighting.

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

Park Road, Allington Grantham

- Detached Family House
- Spacious Accommodation
- Four Bedrooms
- Driveway and Gardens
- Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Total floor area 175.6 m² (1,890 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



fixed price

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114496 - 0004

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