



54 Park Road, Allington, Lincolnshire, NG32
2EB

£425,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Spacious Open Plan Reception
- Tasteful Modern Decoration
- Ample Parking & Garage
- Viewing Highly Recommended
- 4 Bedrooms
- Contemporary Kitchen & Bathroom
- Southerly Rear Aspect
- Popular Village Location

An excellent opportunity to purchase a detached 4 bedroomed family orientated home within this popular and well placed village, positioned on a pleasant landscaped plot which benefits from a southerly rear aspect with ample off road parking and garage. Internally the property has seen a tasteful programme of modernisation over the years with updated kitchen and bathrooms, replacement contemporary engineered oak internal doors and contemporary decoration that combine to create an excellent home suitable for a wide variety of prospective purchasers.

The accommodation comprises an initial entrance hall with useful ground floor cloak room off which leads through into an open plan living/dining kitchen providing that provides a versatile, light and airy space which benefits from a dual aspect and access out into the rear garden. To the first floor there are four bedrooms and a well appointed main bathroom. The property also benefits from UPVC double glazing and gas central heating.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

ALLINGTON

Allington is a sought after village located between the A1 and A52 ideal for commuting to the cities of Nottingham and Leicester, and approximately 15 minute drive from Grantham which has trains to King's Cross in just over an hour. The village itself is well equipped with local amenities including primary school, village hall, pub/restaurant, church and playing field and is conveniently located for the market towns of Newark and Bingham. The village is in the catchment area of the Kings Grammar School for boys and the South Kesteven and Grantham Grammar School for girls in Grantham.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'4" x 7' max (3.76m x 2.13m max)

Having a spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath, deep skirtings and architrave, engineered oak strip wood flooring and further engineered oak doors, in turn, leading to:

GROUND FLOOR CLOAK ROOM

8'5" x 4' (2.57m x 1.22m)

Having a two piece contemporary white suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap; attractive contemporary tiled splash backs and floor, column radiator and double glazed window to the side.

LIVING/DINING SPACE

22'3" deep x 13'3" wide (6.78m deep x 4.04m wide)

An open plan kitchen which leads through into a spacious living/dining space which combined creates a wonderful, well proportioned, everyday living/entertaining space. The Benefitting from a dual aspect with double glazed windows to the front and rear, with French doors leading out into the southerly facing rear garden. The focal point to the room is a feature chimney breast with stone facings and alcoves to the side. The room also having continuation of the oak effect flooring, deep skirtings, contemporary column radiator and additional traditional column radiator in the sitting room. The sitting room opens into a dining space with a further double glazed window overlooking the garden and, in turn, into:

OPEN PLAN KITCHEN

15'8" x 9'4" (4.78m x 2.84m)

A well proportioned light and airy space fitted with a generous range of contemporary gloss fronted wall, base and drawer units with bamboo preparation surface with integral breakfast bar; undermounted sink and drain unit with brush metal swan neck mixer tap and tiled splash backs; integrated appliances including Indesit electric ceramic hob, double oven, fridge and freezer; inset downlighters to the ceiling, double glazed windows to both the side and rear elevations and exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and further engineered oak doors leading to:

BEDROOM 1

13'2" x 12'4" (4.01m x 3.76m)

A particularly well proportioned double bedroom flooded with light having a large double glazed window to the front; attractive panel effect feature wall and wood effect laminate flooring.

BEDROOM 2

12'11" x 12'6" (3.94m x 3.81m)

A further double bedroom having wood effect laminate flooring and double glazed window to the front.

BEDROOM 3

10'2" x 9'2" (3.10m x 2.79m)

Having a double glazed window overlooking the rear garden.

BEDROOM 4

9'1" x 8'11" (2.77m x 2.72m)

Having a double glazed window overlooking the rear garden.

BATH/SHOWER ROOM

A well appointed contemporary room fitted with a four piece suite comprising quadrant shower enclosure with wall mounted shower mixer and rose over, bath with chrome mixer tap, close coupled WC and wall mounted vanity unit with rectangular washbasin, chrome mixer tap and tiled splash backs; contemporary towel radiator and obscured doubled glazed window to the rear.

EXTERIOR

The property occupies a pleasant established plot set back behind a partly gravelled and lawned frontage with box hedging and slate chipping borders with inset shrubs. The driveway provides off road car standing for numerous vehicles and continues to a coved block set area beneath a car port and adjacent attached garage with up an over door, power and light and also having plumbing for washing machine. A timber courtesy gate gives access to the side of the property where there is a useful storage area which opens out into a well maintained southerly facing rear garden enclosed by panelled and feather edged board fencing; an initial paved terrace with sleeper edged borders is well stocked with a range of shrubs.

COUNCIL TAX BAND

South Kesteven District Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

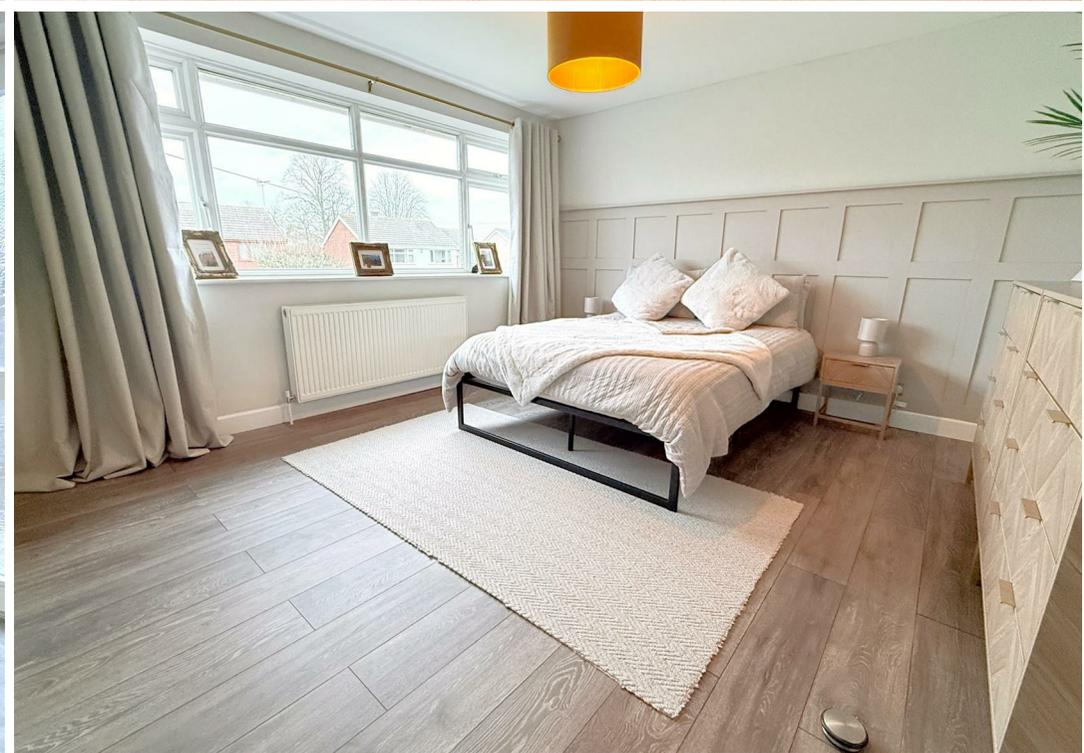
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





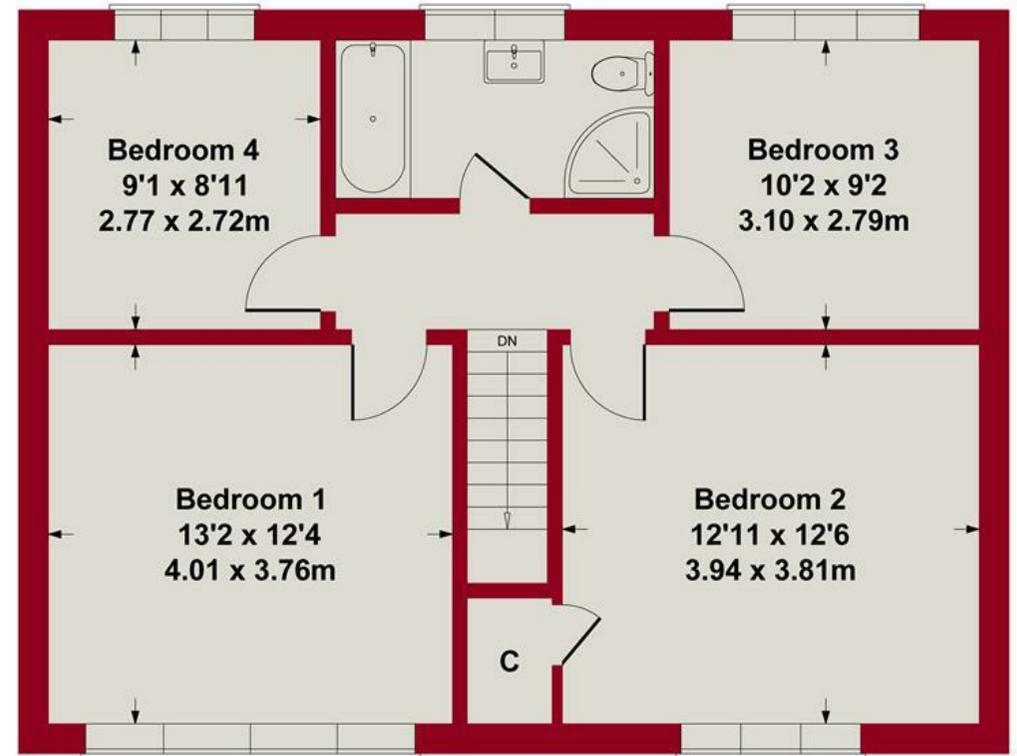








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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