



**4 West Meadows, Allington,
Lincolnshire, NG32 2ET**

Guide Price £795,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this generous detached family home which offers an excellent level of accommodation extending to around 2800 sq ft plus 450 sq ft within its integral double garage, occupying a plot generous by modern standards in the region of 0.23 of an acre.

Originally constructed by a local well regarded house builder, Gusto Homes, in 2004, the property offers a well thought out design and excellent level of space which comprises a generous reception and hallway, main sitting room, separate study, dining kitchen with utility off and ground floor cloakroom.

To the first floor off an impressive galleried landing there are five double bedrooms, a particularly impressive master suite with generous bedroom having Juliet balcony offering superb panoramic views to the rear and benefitting from walk-in wardrobe and ensuite facilities. The second bedroom offers integrated wardrobes and ensuite shower room and there is a well proportioned family bathroom.

The property benefits from double glazing and gas central heating, integrated vacuum system, neutral decoration throughout and is offered to the market with no upward chain.

The property occupies a plot particularly generous by modern standards with gardens to three sides, a generous level of off road parking and integral double garage. The rear garden affords wonderful views across adjacent fields.

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 GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE VESTIBULE

36'1 x 17'9 max (11.00m x 5.41m max)



Comprising entrance area with spindle balustrade dog leg staircase with storage cupboards beneath, deep skirting and architrave, coved ceiling with inset downlighters and this initial entrance opens out into a spacious reception.

RECEPTION AREA



Affording aspect out into the rear garden with wonderful views across fields beyond, deep pine skirting, high coved ceiling, double glazed windows and French doors to the rear.

CLOAKROOM

4'10 x 4'8 (1.47m x 1.42m)



Having close coupled wc, pedestal wash basin.

DINING KITCHEN

19'9 x 13'2 (6.02m x 4.01m)



A well proportioned space having initial living/dining area with double glazed windows to the rear and side elevations and opening out into the kitchen.



The kitchen is fitted with a range of wall, base and drawer units, laminate preparation surfaces with inset stainless steel one and a third bowl sink and drainer unit, tiled splashbacks, integrated fridge and freezer, Smeg microwave, free standing range with gas hob and twin ovens beneath, chimney hood over, integrated dishwasher, coved ceiling with inset downlighters, double glazed window to the side and door to:

UTILITY ROOM

9'4 x 8'0 (2.84m x 2.44m)



Having built in base units and shelved larder unit, laminate preparation surfaces with stainless steel sink unit, plumbing

for washing machine, space for further free standing appliance, double glazed window to the side and courtesy door into the garage.

Returning to the reception area of the hall a pair of double doors lead through into the:

SITTING ROOM

17'10 x 14'8 (5.44m x 4.47m)



A well proportioned reception affording wonderful open views to the rear, the focal point of the room is an exposed brick feature fireplace with flagstone hearth and timber mantle, deep pine skirting, coved ceiling.

STUDY

12'11 x 9'5 (3.94m x 2.87m)



A versatile reception ideal as a home office, having tiled floor, deep pine skirting, coved ceiling, double glazed windows to the front and side elevations.

A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO THE FIRST FLOOR:

GALLERIED LANDING

17'10 max x 16'7 max (5.44m max x 5.05m max)



An L shaped landing having spindle balustrade, central heating radiator, deep pine skirting and architrave, access to loft space, twin Velux skylights and double glazed window to the front flooding this area with light.

LOBBY

Off the main landing is a small lobby leading into Bedroom 2 and giving access to an excellent level of storage comprising linen cupboard, separate airing cupboard housing the pressurised hot water system and shelving, access to loft space.

MASTER BEDROOM

24'4 max x 21'7 max (7.42m max x 6.58m max)



A particularly well proportioned master suite comprising an impressive double bedroom affording wonderful open views to the rear, flooded with light having four double glazed windows and French doors with Juliet balcony, high ceiling, deep pine skirting, central heating radiator.

WALK-IN WARDROBE

7'7 x 4'10 (2.31m x 1.47m)

Having shelving and hanging rails, central heating radiator.

ENSUITE BATHROOM

11'7 max x 9'7 mas (3.53m max x 2.92m mas)



A well proportioned room having corner quadrant shower enclosure, double ended bath, close coupled wc, pedestal wash basin, central heating radiator, double glazed window to the side.

BEDROOM 2

17'5 x 19'3 max (5.31m x 5.87m max)



An L shaped bedroom benefitting from a good level of built in storage, part pitched ceiling with inset skylights and porthole window to the front, deep pine skirting, two central heating radiators and door to:

ENSUITE SHOWER ROOM

7'5 x 6'6 (2.26m x 1.98m)



Having quadrant shower enclosure, pedestal wash basin, close coupled wc, central heating radiator and skylight.

BEDROOM 3

15'3 x 9'3 (4.65m x 2.82m)



Having initial walk-through area and open archway leading into the bedroom, having panoramic views to the rear, part pitched ceiling, deep pine skirting and central heating radiator.

DRESSING AREA

7'4 max x 3'11 (2.24m max x 1.19m)

Having storage cupboard.

BEDROOM 4

15'0 x 8'3 (4.57m x 2.51m)



A further double bedroom having aspect to the side, deep skirting, central heating radiator and double glazed window.

BEDROOM 5

15'0 x 9'5 (4.57m x 2.87m)



Having aspect to the front, central heating radiator, oak effect flooring, deep skirting and double glazed window.

BATHROOM

9'7 x 9'3 (2.92m x 2.82m)



Having panelled bath with mixer tap and separate shower handset, quadrant shower enclosure, close coupled wc, pedestal wash basin, tiled splashbacks, contemporary towel radiator and double glazed window to the side.

EXTERIOR

The property occupies a pleasant position tucked away within this small cul de sac, set back behind an open plan frontage with block set driveway leading to the integral:

DOUBLE GARAGE

21'5 x 22'5 (6.53m x 6.83m)



Having twin electric up and over doors, power and light, double glazed windows to the side, wall mounted gas central heating boiler, integrated vacuum system, ledge and brace courtesy door.

The remainder of the frontage is laid to lawn with stone chipping block set areas, laurel shrubs and timber fencing to the side.

REAR GARDEN



The rear garden offers a good degree of privacy and looks across adjacent fields and woodland with far reaching

panoramic views beyond, having flagged terrace and being mainly laid to lawn with post and rail fencing to the foot.

The property is Freehold.



COUNCIL TAX BAND

South Kesteven Council - Tax Band G.

IMPORTANT NOTICE

ENERGY PERFORMANCE CERTIFICATE: If you are intending to purchase the property as a "buy to let" investment, please be aware that proposed legislation changes set to come into force in 2025, requires a property to have an EPC rating of C or above.

TENURE





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



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