

HoldenCopley

PREPARE TO BE MOVED

The Green, Allington, Lincolnshire NG32 2EA

Guide Price £800,000

GUIDE PRICE £800,000-£850,000
NEW BUILD DETACHED HOUSE...

This stunning new build detached house, set for completion in December 2024, is the perfect home for any growing family. Offering generous space both inside and out, the property will feature a range of high-end modern fixtures and fittings, including underfloor heating throughout the ground floor, an energy-efficient air source heat pump, luxury Karndean flooring, and composite double-glazed windows to ensure comfort. The ground floor layout includes an inviting entrance hall, a convenient W/C, a utility room, and a spacious kitchen fully equipped with series 8 Bosch appliances and Quartz worktops. The kitchen flows seamlessly into an open-plan dining and living area, accompanied by a separate large living room and a versatile snug/office. An integral garage with an electric door adds further practicality.

Upstairs, four generously sized double bedrooms are serviced by three luxurious bathrooms, fitted with premium Villeroy & Boch and Laufen suites. Externally, the property offers off-road parking at the front and a private, enclosed landscaped garden to the rear, complete with a patio and lawn—ideal for relaxing or entertaining.

****EARLY INTEREST BUYERS CAN HAVE A CHOICE ON FIXTURES & FITTINGS UNTIL OCTOBER 2024****



- New-Build Detached House - Due To Be Completed Dec 2024
- Four Double Bedrooms
- Modern Fitted Kitchen, Dining & Lounge
- Two Reception Rooms
- Utility & W/C
- Three High-End Bathroom Suites
- Underfloor Heating Throughout Ground Floor & Air-Source Heat Pump
- Integral Garage With Electric Door
- Private Landscaped Garden With Patio & Lawn
- Additional Plot Available

LOCATION

Situated within the beautiful, close-knit village of Allington, that perfectly balances rural charm with modern convenience. Nestled in the Lincolnshire countryside, this picturesque village has a warm community feel, making it a great place to settle down. At the heart of the village is a lovely green, where you'll find the local pub, a true hub of village life and just a stone's throw from the two plots we have for sale – the perfect spot for a quiet drink or catching up with neighbours. While Allington offers a peaceful escape, it's also incredibly well-connected. Just a short drive away is Grantham, where you can hop on a direct train and be in the centre of London in just 90 minutes. Whether you need to commute or simply want the best of both worlds, Allington provides the tranquillity of country living with easy access to the City. With its friendly atmosphere, lovely walks, and proximity to great schools, it's the perfect place to call home.

GROUND FLOOR

Entrance Hall

W/C

Utility Room

Snug

Living Room

Open Plan Kitchen, Dining & Living Area

Garage

FIRST FLOOR

Landing

Master Bedroom

Master En-Suite

Bedroom Two

En-Suite Two

Bedroom Three

Bedroom Four

Bathroom

DISCLAIMER

Council Tax Band Rating - South Kesteven District Council - Band TBC - NEW BUILD

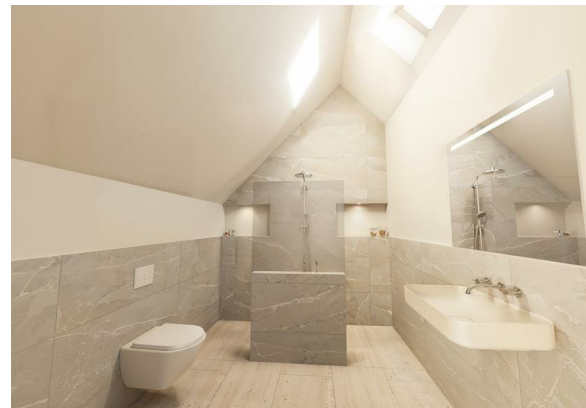
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

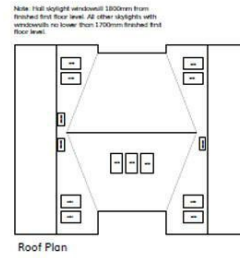
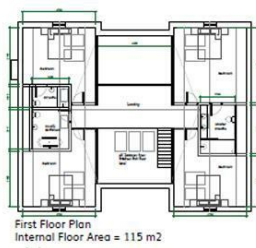
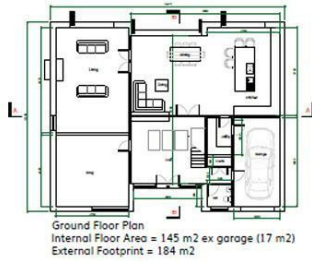
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

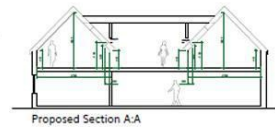


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PROPOSED PLOT 1 - Site Area inc. drive 1763 m² **HoldenCopley**
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Note: All skylight setbacks 1200mm from finished first floor level. All other skylights with setbacks no lower than 1700mm finished first floor level.



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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