



**46 Park Road, Allington,  
Lincolnshire, NG32 2EB**

**£525,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this deceptive detached family home which offers an excellent level of internal accommodation lying in the region of 1900 sqft plus its attached garage.

**\*\*RECENT SOLAR INSTALATION WITH BATTERY STORAGE AND EV CAR CHARGER\*\***

The property has been significantly extended and reconfigured over the years to create an excellent home ideal for extended or growing families particularly making use of the well regarded local school.

The property offers five bedrooms and to the ground floor three main receptions as well as a dining kitchen, utility and cloakroom.

One of the main features of the property is its fantastic position tucked away in the corner of a small cul de sac location, set well back from the close behind a generous frontage providing an excellent level of off road parking with car port and garage. To the rear is an attractive mature garden which wraps round from the southerly to westerly aspect affording superb panoramic views across adjacent fields and woodland with far reaching views beyond.

The plot extends to around a fifth of an acre, generous by modern standards and provides an excellent outdoor space but also offers scope to extend the accommodation further and the property does benefit from planning approval to extend the accommodation to create an even more substantial home, making it ideal for those with a higher budget looking to develop the property further.

The property has recently seen the addition of a "Giv Energy" Solar installation with battery storage. The PV units providing up to 6KW of power and benefits from a 9.5KW of battery storage, which is also linked to an electric car charging point. The system can potentially provide up to 4,357 Kwh per year (information from Giv Energy).

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

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 WOODGRAIN EFFECT DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

#### **ENTRANCE HALL**

11'11 x 7'4 max (3.63m x 2.24m max)

Having staircase with useful bespoke integrated pull out storage units beneath, central heating radiator, deep skirting, coved ceiling with inset downlighters and door to:

#### **SNUG / FAMILY ROOM**

12'11 x 12'4 (3.94m x 3.76m)



Flooded with light having large double glazed picture window to the front, central heating radiator, coved ceiling, deep skirting. This room could be utilised for a variety of purposes and links through into the formal dining room as well as the main sitting room.

#### **SITTING ROOM**

21'10 x 14'7 (6.65m x 4.45m)



A fantastic well proportioned dual aspect reception benefitting from double glazed window to the front and sliding patio door at the rear, having arched shelved display alcoves, deep skirting, two central heating radiators.

#### **DINING ROOM**

12'10 x 9'9 (3.91m x 2.97m)



Having double glazed sliding patio door with delightful aspect into the rear garden and fields beyond, coved ceiling, deep skirting, central heating radiator and door to:

## DINING KITCHEN

15'10 x 11'5 (4.83m x 3.48m)



A well proportioned open plan room benefitting from fantastic aspect to the rear, the room is large enough to accommodate a dining area and is fitted with a generous range of Shaker style wall, base and drawer units, pull out butler's pantry. Integrated appliances include Siemens combination microwave with fan assisted oven beneath and warming drawer, Siemens induction hob with concealed hood over, integral dishwasher, fridge and freezer, granite style preparation surfaces with one and a third bowl sink unit, granite upstands, tiled floor, central heating radiator, inset downlighters to the ceiling, UPVC double glazed window to the rear and exterior door.

From the entrance hall further doors lead to:

## UTILITY ROOM

9'3 x 4'6 (2.82m x 1.37m)

Having preparation surface with stainless steel sink and drainer unit, plumbing for washing machine, space for tumble drier, central heating radiator, double glazed window to the side.

## CLOAKROOM

7'6 x 4'0 (2.29m x 1.22m)



Having close coupled wc, wall mounted wash basin, tiled splashbacks and floor, deep skirting, central heating radiator, coved ceiling and double glazed window to the side.

FROM THE ENTRANCE HALL A STAIRCASE RISES TO THE:

## FIRST FLOOR LANDING

9'7 x 3'0 (2.92m x 0.91m)

Having coved ceiling with access to loft space.

## BEDROOM 2

12'5 x 12'4 excl w/robe (3.78m x 3.76m excl w/robe)



A well proportioned double bedroom having aspect to the front, built in wardrobes with sliding mirrored door fronts, central heating radiator, coved ceiling and double glazed window.

## BEDROOM 4

8'11 x 9'9 (2.72m x 2.97m)

A further double bedroom having aspect to the rear and currently utilised as a home office/work room, having central heating radiator, coved ceiling and double glazed window with fantastic panoramic views.

## BEDROOM 5

9'9 x 9'4 (2.97m x 2.84m)

A further double bedroom having fantastic panoramic views to the rear, currently utilised as a study having coved ceiling, central heating radiator and double glazed window.

### SHOWER ROOM

9'4 x 5'8 (2.84m x 1.73m)



Having large walk-in shower enclosure with glass screen and wall mounted Aqualisa electric shower, vanity unit providing an excellent level of storage, granite effect surface with inset wash basin, Duravit wc with concealed cistern, two contemporary towel radiators, inset downlighters to the ceiling, double glazed window to the rear.

### BEDROOM 3

13'1 x 9'4 (3.99m x 2.84m)



Having aspect to the front, coved ceiling, central heating radiator and double glazed window.

### BEDROOM 1

17'3 x 14'8 (5.26m x 4.47m)



A well proportioned double bedroom benefitting from a dual aspect with double glazed windows to the side and rear elevations affording wonderful far reaching panoramic views across adjacent fields. Having pitched ceiling, two central heating radiators, under-eaves storage/walk-in wardrobe.

### EXTERIOR

The property occupies a delightful established plot generous by modern standards, set well back from the close behind a large open plan frontage which is partly laid to lawn and a sweeping driveway providing car standing for several vehicles and leads to a covered car port and in turn:

### ATTACHED GARAGE

17'1 x 8'0 (5.21m x 2.44m)

Having up and over door, power and light. There is a utility area at the rear with fitted wall and base units and preparation surface with inset with one and a third bowl sink unit. The garage also houses the Grant oil fired central heating boiler.

The front garden is mainly laid to lawn with well stocked perimeter borders having established trees and shrubs. A pathway to the side of the garage provides a useful level of storage with timber and metal storage shed, cold water tap, oil storage tank and leads through to the rear garden.

### REAR GARDEN



The rear garden is a delightful feature and generous by modern standards, affording wonderful open outlook at the rear, having an attractive paved terrace which links back into both the dining room and sitting room. lawn, well stocked perimeter borders with established trees and shrubs, ornamental pond and the garden benefits from a just off westerly aspect.



The garden continues round to the south westerly side where there is an enclosed vegetable garden with raised bed, greenhouse and established borders.

## PLANNING APPROVAL



Glenn Jeffrey  
Faber Architecture Ltd  
33 Lee Street  
Louth

### PLANNING PERMISSION (HOUSEHOLDER) Town and Country Planning Act 1990

Application No:	S22/0749
Date Received:	6th April 2022
Applicant:	
Proposal:	Demolition of existing garage, porch and side extension. Construction of single and two-storey front extensions and replacement side extension. Reconstruction of side extension with the creation of a dormer window to the rear.
Location:	46 Park Road Allington Lincolnshire NG32 2EB
Decision/Date:	20th May 2022

South Kesteven District Council has considered the application under the Town and Country Planning Act 1990 and **Grants Planning Permission** for the development described above.

The permission is granted subject to the following condition(s) and reason(s) which are laid out in the order by which they must be complied with:

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Drawings 2051 PL001 and PL002 rev 2 both received 6/4/22

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Cont/...

South Kesteven District Council  
53 Peter's Hill, Grantham,  
Lincolnshire NG31 6PZ

01476 466060  
www.southkesteven.gov.uk

The property benefits from planning approval for the construction of single and two storey front extensions and replacement side extension. Full details are available on South Kesteven's planning portal under reference S22/0749.



### COUNCIL TAX BAND

South Kesteven Council - Tax Band D.

### TENURE

The property is Freehold.

### SOLAR PV

The property has recently seen the addition of a "Giv Energy" Solar installation with battery storage. The PV units providing up to 6KW of power and benefits from a 9.5KW of battery storage, which is also linked to an electric car charging point. The system can potentially provide up to 4,357 Kwh per year (information from Giv Energy). Further details upon request.

### ADDITIONAL NOTES

Property is understood to be on mains drainage, electric and water. Central heating is oil fired. (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:-

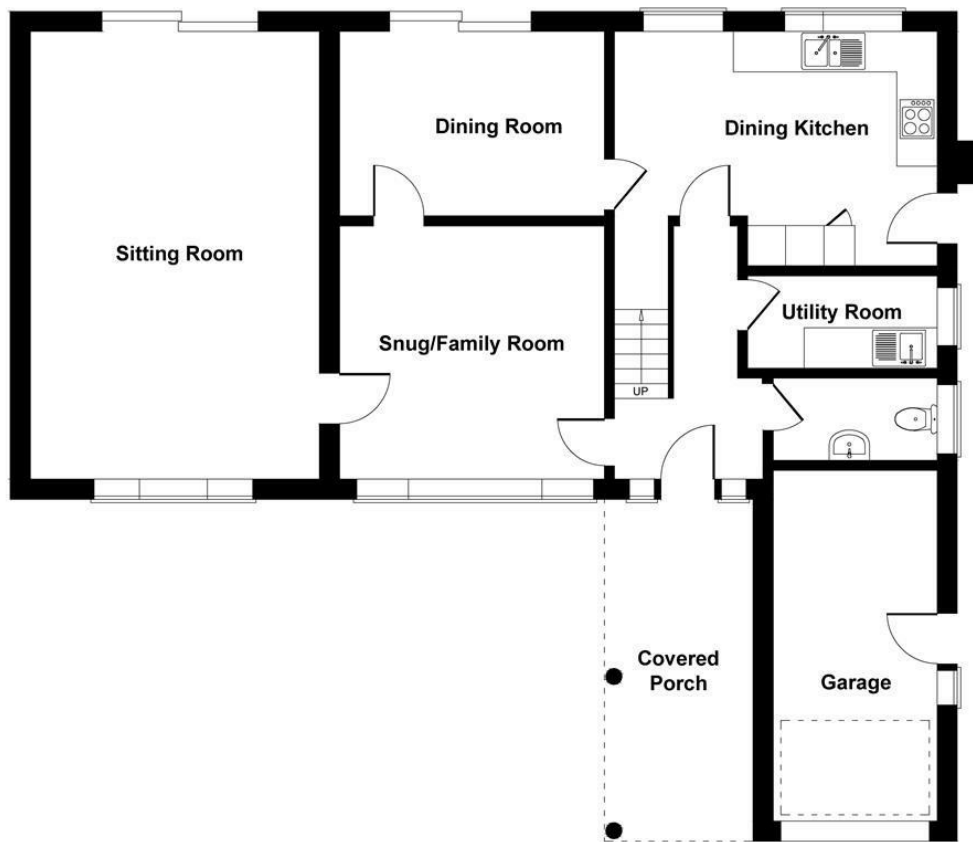
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

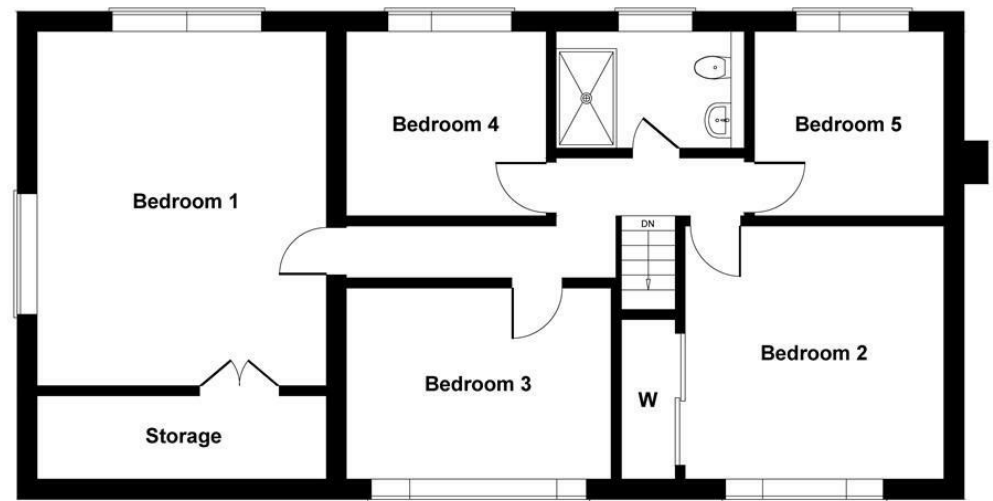
<https://reports.ofsted.gov.uk/>

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.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



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Surveyors, Estate Agents, Valuers, Auctioneers