





Tucked away in a quiet, secluded spot on the popular Shepherds Grove Park in Stanton, this two bedroom detached park home is ideal for the over 50s seeking a peaceful lifestyle. The kitchen opens into a bright sitting room with lovely views across open fields, creating a light and airy living space. With two bedrooms and a manageable layout, this home offers comfort and simplicity in a welcoming community setting. Outside there is a garage and off road parking for one car, making it the perfect home.

Entrance Hall

Airing cupboard and radiator.

Kitchen

11' 6" x 7' 3" (3.5m x 2.2m)

Modern kitchen with range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer with water softener. Oven and two ring induction hob with extractor fan. Washing machine and fridge freezer to be included. Window to front. Radiator. Opening into sitting room.

Sitting Room

11' 6" x 11' 2" (3.5m x 3.4m)

Well proportioned room with windows to front enjoying plenty of natural light. Inset electric fireplace with feature surround. Sliding patio doors with field views. Radiator.

Bedroom 1

9' 6" x 7' 10" (2.9m x 2.4m)

Double room with bay window to front. Built in furniture including bedside cabinets, cupboards and fitted wardrobes. Radiator.

Bedroom 2

7' 3" x 6' 7" (2.2m x 2.0m)

Fitted wardrobe and bedside cabinets. Window to rear. Loft access and radiator.

Bathroom

7' 7" x 4' 7" (2.3m x 1.4m)

Modern suite with WC and pedestal wash basin. Bath with shower head over surrounded by tiles. Window to rear and radiator.

Outside

Mainly laid to lawn with a patio seating area enjoying countryside views. Storage Shed

Single Garage

Power connected and lighting, small freezer to stay. Parking to front

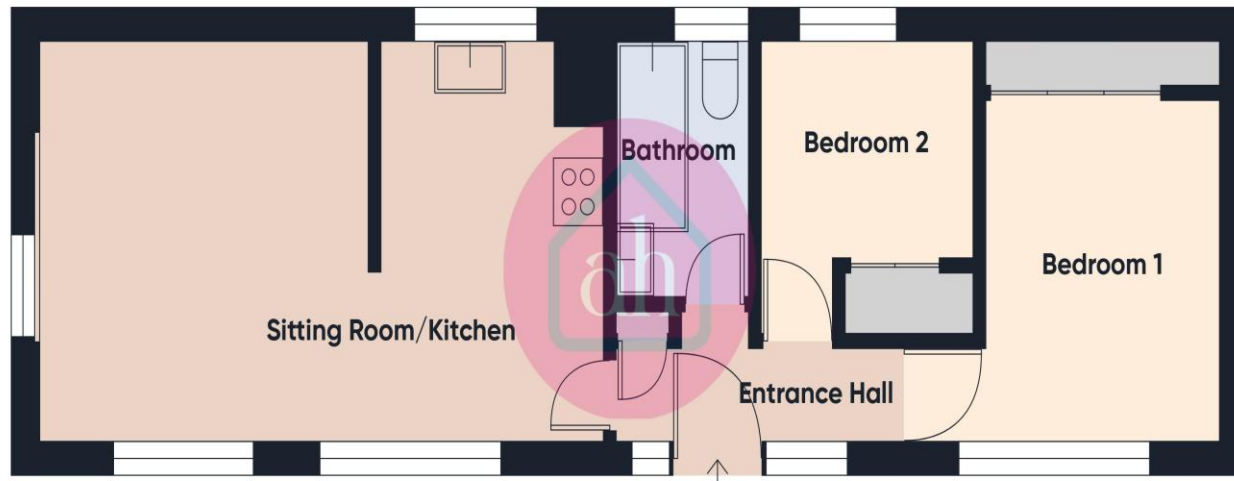
Agent's Notes

This park home is 40' x 12' and is around 20 years old. The pitch fee is £183.53 plus £10.10 water per month.

The fee is reviewed annually.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.

The electricity meter is read monthly.



Approximate total area⁽¹⁾
455 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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