



## SHEPHERDS GROVE PARK

STANTON, IP31 2BN

£150,000

Discover this two-bedroom detached park home. Well-presented throughout the home offers move-in ready accommodation throughout, making it an ideal choice for those seeking comfort and convenience. The home features a stylish kitchen designed for modern living, complemented by a spacious sitting and dining area that opens through French doors to an elevated seating space. The two generously sized bedrooms provide comfort, while the convenient cloakroom and contemporary shower room add to the home's practicality. Externally, the property benefits from established, well-stocked wrap around gardens and a garage with additional parking. Viewing is highly recommended.

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# SHEPHERDS GROVE PARK

- Two Bedroom Detached Park Home For The Over 50's • Well Presented Throughout • Garage & Parking • Gas Fired Central Heating • Spacious Sitting/Dining Room • Stylish Good Sized Kitchen • Shower Room & Separate Cloakroom • Well Stocked & Established Garden • Located In A Residential Community For The Over 50's • Step Inside Today With Our 360 Virtual Tour!



## Kitchen

Stylish well-designed kitchen with a range of wall and base cupboard and drawer units, with ample work tops over. Inset sink and drainer. Fitted appliances include double electric oven with 4 ring hob and extractor fan over and full fridge freezer. Space for washing machine and cupboard housing gas boiler. Bay window to front, door to garden and driveway access.

## Sitting/Dining Room

Spacious room with French doors to the side seating area. Two bay windows to the front. Heat and air conditioning unit. Three radiators. Opening to the dining area.

## Inner Hall

Airing cupboard.

## Bedroom 1

Double room with window to side and rear enjoying plenty of natural light. A heat and air conditioning unit. Radiator.

## Bedroom 2

Window to rear. Radiator.

## Cloakroom

WC and wash basin. Window to side. Radiator.

## Shower Room

Modern suite with WC and wash basin. Fully tiled shower cubicle. Window to side. Heated towel rail.

## Outside

### Front Garden

Established flower and shrub beds with low maintenance shingle area. Paved driveway leading to the garage.

### Rear Garden

A well-kept garden with low maintenance raised shingle area leading to the large lawn. Surrounded by established hedges and seasonal fruit trees. A paved patio seating area and metal shed storage.

### Single Garage

With up and over door, partitioned wall and power connected. Side personnel door.

### Agents Note

This is a 1979 Omar Ashdale. The size of the park home is 36 x 20.

Current Fees Reviewed annually.

Pitch fee is £169.11

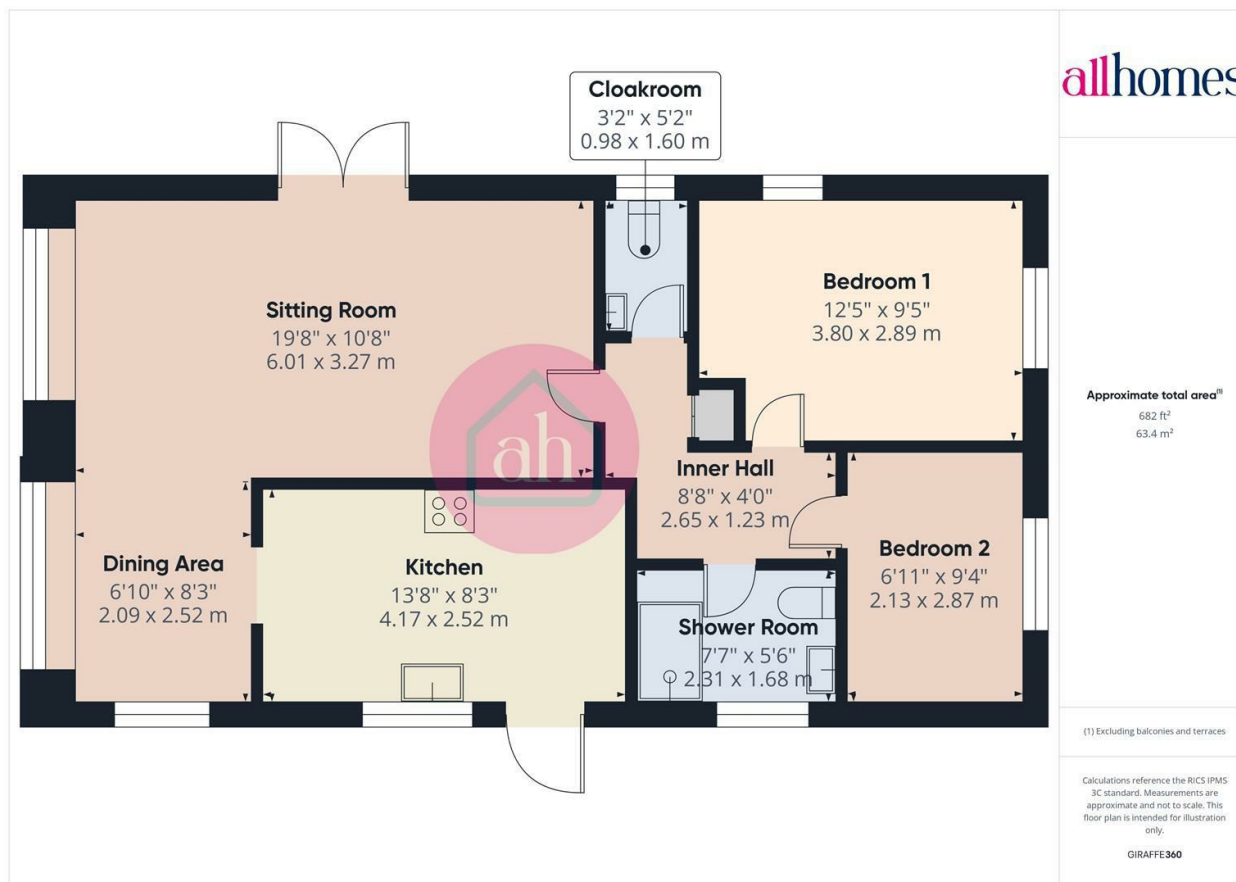
Water is £10.10

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



## SHEPHERDS GROVE PARK





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

EPC Rating: Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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