



8 Park Road,
Allington, NG32 2EB



£345,000

- Spacious Detached Bungalow
- Extended Accommodation
- 'L' Shaped Lounge
- Kitchen / Dining Room
- Second Sitting Room
- Three Bedrooms
- Two Bathrooms
- Two Garages
- Large Garden Backing to Fields
- Freehold – Energy Rating D



A surprisingly spacious EXTENDED detached bungalow in a tranquil position on the edge of a favoured village and standing on a generous plot of approaching a quarter of an acre in area which backs onto open countryside. The well proportioned accommodation extends to 1366 SQUARE FEET and has a very flexible layout and will suit purchasers ranging from active retirees who are keen gardeners to growing families who require excellent outside space. The original lounge/dining room is a good sized L-shaped reception room and leads to a central inner hall with a second sitting room/library at the rear. There is a kitchen/dining room, master bedroom with a dressing room and bathroom en suite, two further bedrooms and a shower room. It would also be possible to remodel the second sitting room to create another bedroom and bathroom if required. Driveway parking and TWO GARAGES. Viewing highly recommended. NO CHAIN.

ACCOMMODATION

ENTRANCE LOBBY

With uPVC entrance door, quarry tiled floor and inner door to lounge.

LOUNGE

3.88m x 5.35m (12'8" x 17'7")

Having fireplace with Clearview stove, radiator, two uPVC double glazed windows to the front elevation and uPVC double glazed window to the side, coving.





DINING AREA

2.60m x 2.96m (8'6" x 9'8")

INNER HALL

Having loft hatch access with loft ladder, built-in airing cupboard with insulated copper cylinder, radiator and central heating thermostat.

KITCHEN/DINING ROOM

3.48m x 6.60m (11'5" x 21'8")

Having a range of base cupboards, working surfaces and wall cupboards, two and a half bowl stainless steel sink and drainer, tiled splashbacks, Worcester floor mounted oil fired boiler, tiled floor, space and plumbing for washing machine, space and plumbing for dishwasher, exposed beam, uPVC double glazed window to the side and rear elevation and external half glazed uPVC to the rear, glazed door to the lobby and further half glazed external door to the front.

LIBRARY/SITTING ROOM

4.78m x 5.00m (15'8" x 16'5")

A generous room with a brick fireplace with Clearview stove and quarry tiled hearth, comprehensive fitted bookshelves, uPVC double glazed patio doors to the rear garden, Velux rooflight and radiator.

BEDROOM 1

3.39m x 3.63m (11'1" x 11'11")

Having uPVC double glazed window to the side elevation and radiator.

DRESSING AREA

1.56m x 1.74m (5'1" x 5'8")

With uPVC double glazed window to the side elevation and radiator.

EN SUITE BATHROOM

1.70m x 3.08m (5'7" x 10'1")

Re-fitted in recent years to comprise a white suite of 'P' shaped panelled bath with Triton electric shower and glazed screen over, pedestal wash handbasin and low level WC., chrome heated towel rail and extractor fan.

BEDROOM 2

2.92m x 2.57m (9'7" x 8'5")

With uPVC double glazed window to the side elevation, a range of fitted wardrobes and radiator.

BEDROOM 3

2.42m x 3.64m (7'11" x 11'11")

With uPVC double glazed window to the side elevation and radiator.

SHOWER ROOM

1.67m x 2.16m (5'6" x 7'1")

Re-fitted with a shower cubicle and power shower, low level WC with concealed cistern and wash handbasin with vanity storage beneath, chrome heated towel rail, uPVC obscure double glazed window to the side elevation and spotlights.

OUTSIDE

The property stands behind a lawned front garden with hedging and driveway parking. There is a brick and tile potting shed at the rear, barbecue area and plastic oil storage tank. The extensive gardens are divided into two sections, the first laid to lawn and including a substantial Lime tree which is subject to a Preservation Order. There is a hedgerow and post and rail fence leading to a second area which has previously been a productive vegetable growing area and includes Horse Chestnut tree, Weeping Willow and Silver Birch, now laid generally to grass and backing onto open fields giving extensive views. There is also a useful outside tap to front and rear.

GARAGE 1

2.62m x 4.90m (8'7" x 16'1")

(To the right) With up-and-over door, light and power connected and electric consumer unit.

GARAGE 2

2.76m x 5.91m (9'1" x 19'5")

With up-and-over door, light and power connected, window and door to the rear.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating is installed. Mains gas is not connected to the property but is believed to be available in Park Road.





COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

Leave Grantham town centre via North Parade proceeding out of town through Great Gonerby onto the A1 roundabout at Downtown. Continue across the roundabout and over the fly-over and take first left sign posted Allington village. On entering the village via Gonerby Lane take the right turn on to Side Street, right on to Foston Road and left on to Park Road.

ALLINGTON VILLAGE

The village benefits from having a Post Office (limited hours) and excellent local primary school, playgroup and popular pub/restaurant The Welby Arms. Allington is on the edge of the Vale of Belvoir, conveniently situated for access to the A1 and A52 and approximately 4 miles north west of Grantham which has main line railway station to London Kings Cross. There are excellent amenities available in Long Bennington including a doctor's surgery, Co-op etc., and also in Bottesford, with Bottesford also having a railway station.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

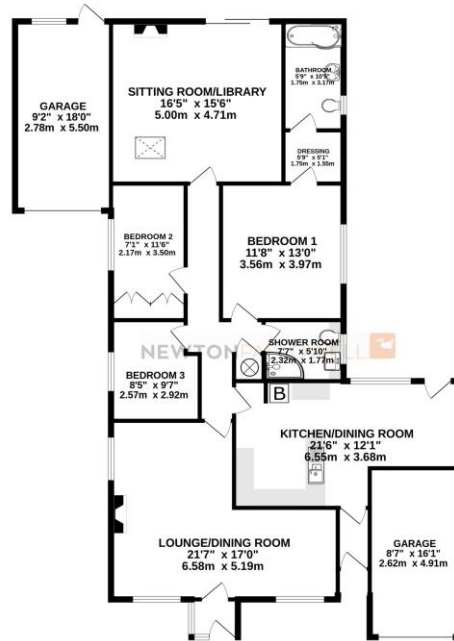
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For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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