WOODLANDS WAY, STANTON

IP31 2UH

£70,000

Located on this popular residential park for the over 50s, this two-bedroom park home offers a welcoming community right on your doorstep, along with convenient amenities. The property features an inviting entrance hall, a spacious sitting room, a kitchen/diner perfect for relaxing and entertaining. Additional highlights include a practical cloakroom and an en-suite shower/utility room. Outside, you will find well-established front and rear gardens, providing outdoor space, along with a garage and parking for a car. The home also benefits by gas central heating and up to date exterior wall insulation, making it a wonderful opportunity for comfortable, low maintenance living in a friendly community. NO ONWARD CHAIN.

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WOODLANDS WAY

• No Onward Chain- Located On A Residential Park For The Over 50's • Detached Two Bedroom Park Home • Spacious Sitting Room • Gas Fired Central Heating • Well Appointed Kitchen • Garage & Parking • Front & Rear Garden • Shower/Utility Room • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!

Entrance Hall

Door to side access and storage cupboard. Radiator.

Kitchen

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for free standing cooker and full fridge freezer. Opening to the sitting room. Windows to side and door opening to the side access. Radiator.

Sitting Room

Dual aspect windows to side and bay window to front, enjoying plenty of natural light. Two radiators.

Bedroom 1

Double room with window to side and radiator.

Shower/Utility Room

WC and wash basin. Shower with electric shower head over. Space for washing machine. Windows to front and rear door access.

Bedroom 2

Window to side.

Cloakroom

WC and inset vanity wash basin. Plumbing remains to re-install a bath. Window to side.

Outside

The front garden is laid to lawn and features shrub and flower bed borders, along with a pathway leading to side gated access. The enclosed, wrap-around garden is bordered by an established hedge, offering privacy. It includes a patio seating area and a pathway that leads to the rear accessed by a gate. The rear garden is laid with astroturf, surrounded by shrub borders and benefits from a shed for storage.

Garage

Up and over door. Replacement metal roof.

Agent's Note

This is a Stately Wentwood Home - built approx 1983 - The size of the park home is 42 ft x 12 ft

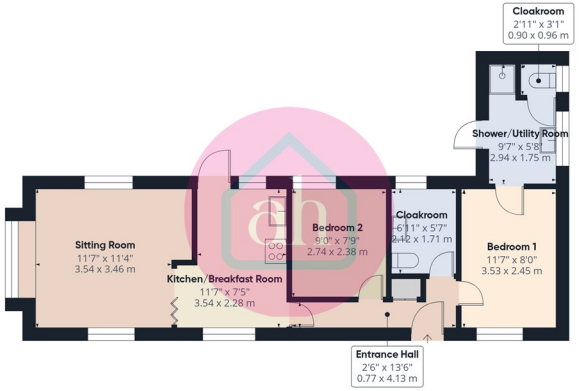
Current Fees Reviewed annually.
1st January 2026 pitch fee is £171.06 a month
Water charged separately is £11.60 a month

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.

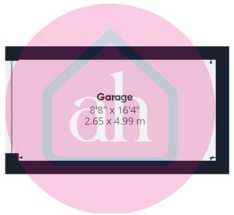
Disclaimer

allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

WOODLANDS WAY



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

692 ft²

64.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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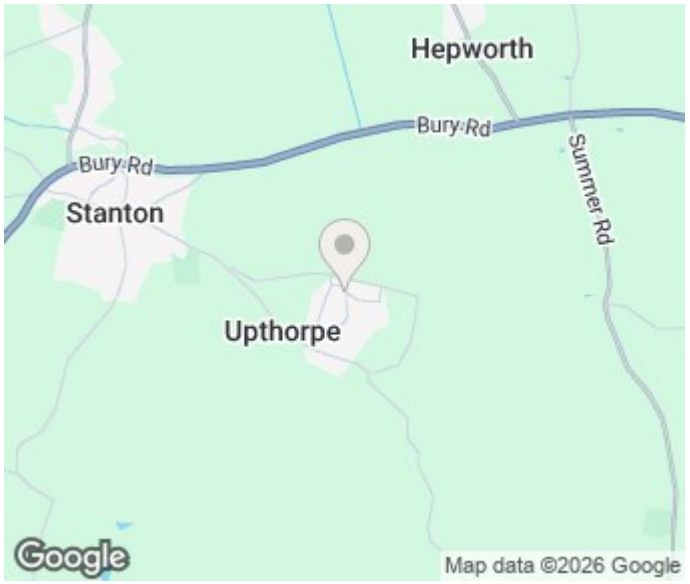

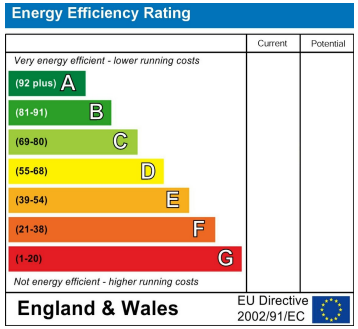

EPC Rating: N/A Council Tax Band: A

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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