



66 Park Road, Allington, Lincolnshire, NG32
2EB

No Chain £365,000

Tel: 01949 836678

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

- Detached Bungalow
- Spacious Main Reception
- Utility
- Excellent Potential
- Level Plot
- 3 Bedrooms
- Open Plan Dining Kitchen
- Requiring Refurbishment
- No Upward Chain
- Good Level Of Off Road Parking

An opportunity to purchase an individual detached bungalow tucked away on a private driveway shared with a neighbouring dwelling and located on a pleasant secluded corner plot within this well regarded village.

The property offers around 1,500 sq.ft. of internal accommodation, offering a versatile layout with up to three double bedrooms, a spacious dual aspect sitting room and an open plan dining kitchen with useful utility off. In addition there is a three piece bathroom and separate cloak room which would be ideal as a shower room servicing the main bedroom.

The property is likely to require a programme of modernisation and updating and provides a blank canvas for those wishing to place their own mark on a home. Although large enough to accommodate small families the property would probably appeal in the main to those downsizing and looking for a well proportioned single storey home within a pleasant village setting.

As well as the internal accommodation the property occupies a level plot with an excellent level of off road parking to the front and an enclosed garden at the rear.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the current accommodation and also the potential on offer.

ALLINGTON

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 UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13' x 5'6" (3.96m x 1.68m)

A well proportioned entrance vestibule which links through into an inner hallway, having coved ceiling, access to loft space above, useful built in storage cupboard and airing cupboard, chrome radiator and, in turn, further doors leading to:

BREAKFAST KITCHEN

22'7" x 9' (6.88m x 2.74m)

A well proportioned space having a dual aspect with double glazed window to the rear and side, the initial kitchen area fitted with a generous range of gloss fronted wall, base and drawer units with brush metal fittings, having two runs of laminate preparation surfaces one with inset sink and drain unit with chrome mixer tap; integrated appliances including Neff fan assisted oven, De Dietrich induction hob and chimney hood over and dishwasher and fitted banquette seating to the breakfast area of the kitchen.

Returning to the kitchen area an open doorway leads through into:

UTILITY ROOM

9' x 5'4" (2.74m x 1.63m)

Having fitted wall, base and drawer units as well as 3/4 high larder unit which also houses the Worcester Bosch central heating boiler, laminate work surface, space for free standing appliances including plumbing for washing machine and double glazed exterior door to the rear.

CLOAK ROOM

9' x 8'3" (2.74m x 2.51m)

Having plumbing for WC (requires reconnection) and vanity unit with inset washbasin, vanity area and two double glazed windows.

RETURNING TO THE INITIAL ENTRANCE HALL THIS IN TURN LEADS THROUGH INTO AN INNER HALLWAY AND, IN TURN, FURTHER DOORS LEADING TO:

SITTING ROOM

16'10" x 4'3" (5.13m x 1.30m)

A well proportioned reception with a dual aspect, having laminate flooring, double glazed window to the front and sliding patio door at the rear.

BEDROOM 1

16'6" x 12'9" (5.03m x 3.89m)

A versatile reception which in the past has been utilised as an additional bedroom but would make an excellent formal dining room located adjacent to the kitchen or alternatively a further sitting room, having exposed stripped pine floor boards and skirtings and double glazed windows to two elevations.

BEDROOM 2

13' x 13' (3.96m x 3.96m)

A well proportioned double bedroom having an aspect into the rear garden with a double glazed window.

BEDROOM 3

13' x 9'3" (3.96m x 2.82m)

Again a double bedroom with an aspect into the rear garden, having a double glazed window.

BATHROOM

7'11" x 6'10" max (2.41m x 2.08m max)

Having a suite comprising panelled bath with wall mounted shower mixer above, vanity unit, WC with concealed cistern and washbasin with chrome mixer tap, fully tiled walls and floor and double glazed window to the rear.

EXTERIOR

The property occupies a delightful secluded location tucked away at the end of a private driveway shared with only one other dwelling and is located on a corner plot which runs to three sides and has been landscaped for relatively low maintenance. To the fore of the property is a generous parking area providing off road car standing for numerous vehicles and a timber courtesy gate leading to a courtyard area at the rear with pea gravel which, in turn, leads down into the rear garden. The garden is partly artificial lawned, having timber decking (which requires upgrading) and offering a good degree of privacy, in the main backing onto single storey dwellings.

COUNCIL TAX BAND

South Kesteven District Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

The property is located on a private, shared driveway, with responsibilities for maintenance where applicable.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>













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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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