



 **NEWTON**

54 Park Road, Allington

Offers Over £400,000

 **NEWTON FALLOWELL**

54 Park Road

Allington, Grantham

Exceptional detached four-bedroom home in a sought-after village. Modernised throughout with stylish interiors, large driveway, detached garage, and landscaped south-facing garden.

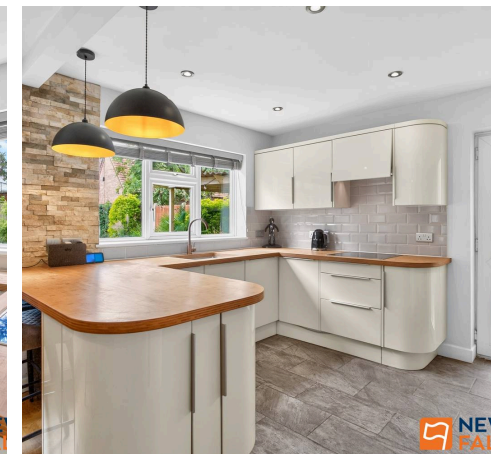
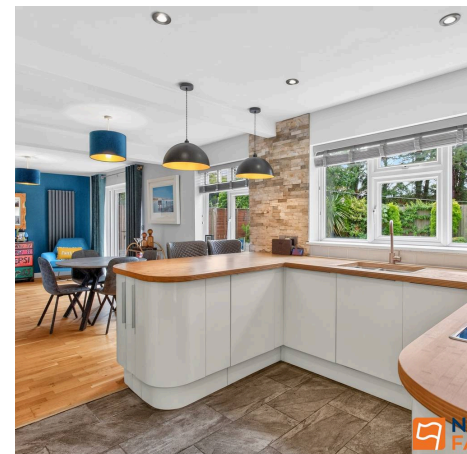
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Family Home
- 1,433 Square Foot
- South Facing Rear Garden
- Stunning Open-Plan Accommodation
- Modern Decoration Throughout
- Ample Driveway Parking + Garage
- Sought-After Village of Allington
- Fantastic Links To Surrounding Towns & Cities
- Family Bathroom With Bath & Shower
- EPC Rating: C





ENTRANCE HALL

The property occupies an established and attractive plot, set back from the road behind a landscaped frontage incorporating lawned areas, gravelled sections, box hedging and planted borders. A substantial driveway provides ample off-street parking for several vehicles and continues beneath a carport to the attached garage, which benefits from power, lighting and plumbing for laundry appliances. A gated side access leads to the rear garden, which enjoys a desirable southerly aspect. Well maintained and thoughtfully arranged, the garden is enclosed by mature fencing and features an extensive paved terrace ideal for outdoor dining and entertaining. Sleeper-edged borders are stocked with a variety of shrubs and seasonal planting, creating an attractive and private outdoor setting.

CLOAKROOM

Conveniently positioned off the hall, the cloakroom is fitted with a contemporary white suite comprising a WC and wall-mounted wash hand basin with chrome fittings. Stylish tiling to both the floor and splashback areas is complemented by a column radiator and a window to the side elevation providing natural light.

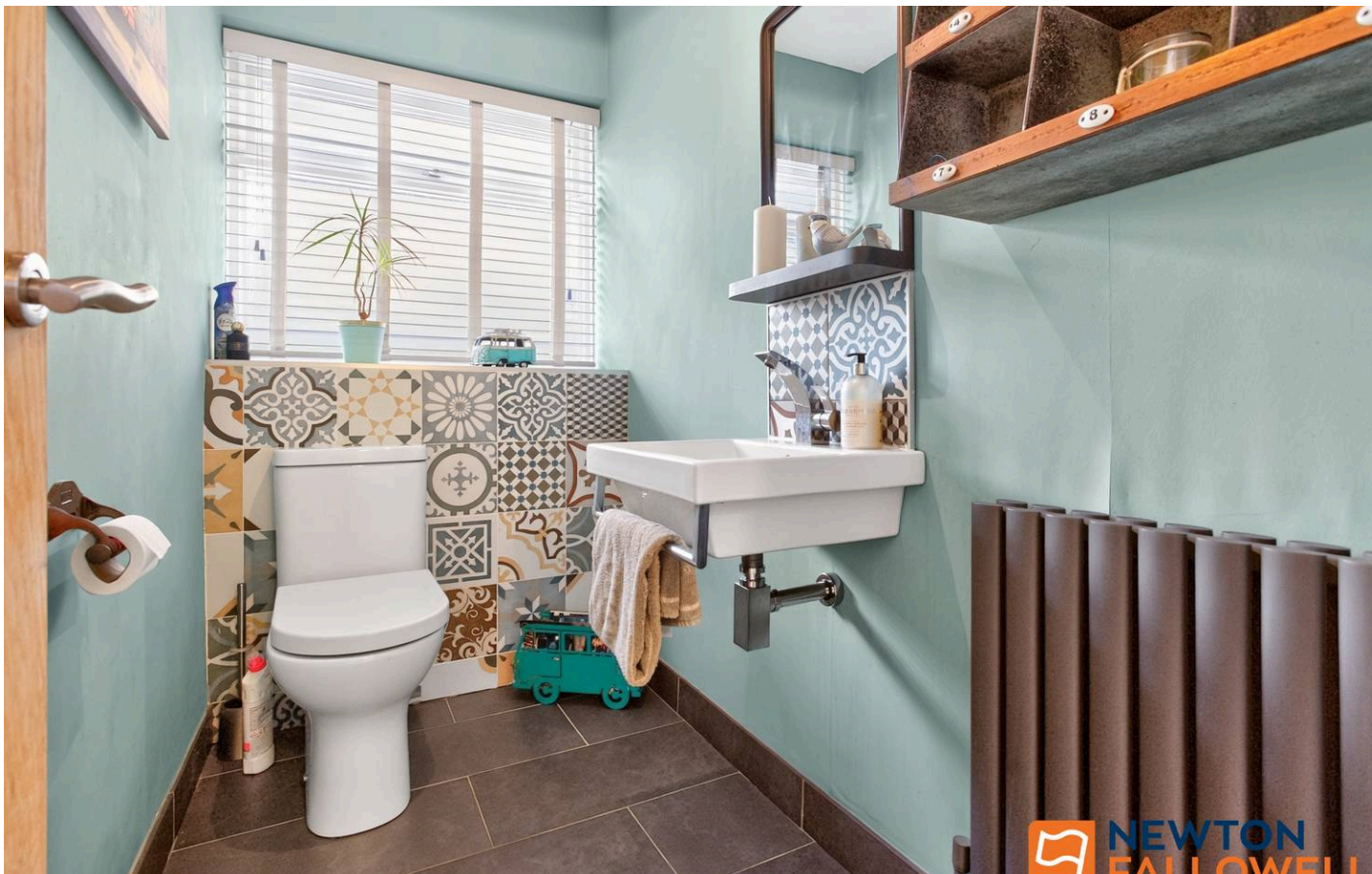
OPEN-PLAN KITCHEN / DINING / LIVING AREA

Forming the heart of the home, this impressive open-plan living space has been thoughtfully designed for modern family life and entertaining. The kitchen is fitted with an extensive range of contemporary high-gloss cabinetry beneath bamboo work surfaces incorporating a breakfast bar. Integrated appliances include an electric ceramic hob, double oven, fridge and freezer, whilst an undermounted sink with brushed metal mixer tap completes the space. Windows to the side and rear elevations, together with a door opening to the garden, ensure an abundance of natural light. Flowing seamlessly from the kitchen is a generous dining and sitting area enjoying a dual aspect with windows to both the front and rear elevations. French doors open directly onto the south-facing rear garden, creating an excellent connection between the indoor and outdoor spaces.



 **NEWTON**
FALGOUT

 **NEWTON**
FALGOUT



FIRST FLOOR LANDING

The landing provides access to the loft space and leads to four bedrooms and the family bathroom

BEDROOM ONE

A well-proportioned double bedroom positioned to the front of the property, enjoying excellent natural light through a large window. The room is enhanced by an attractive panelled feature wall and wood-effect flooring.

BEDROOM TWO

Another spacious double bedroom overlooking the front elevation, finished with wood-effect flooring.

BEDROOM THREE

A comfortable bedroom with views across the rear garden.

BEDROOM FOUR

Also overlooking the rear garden, this room offers flexibility as a bedroom, nursery or home office.

FAMILY BATHROOM

Beautifully appointed, the family bathroom is fitted with a contemporary four-piece suite comprising a panelled bath, separate quadrant shower enclosure with rainfall shower, WC and vanity unit with inset wash hand basin. Complementary tiling, a heated towel rail and an obscured window to the rear complete the room.

DIRECTIONS

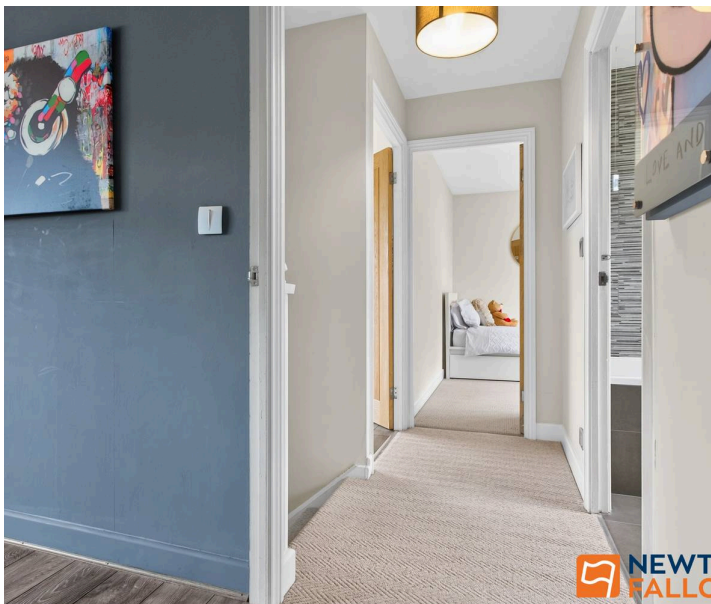
Leave Grantham town centre via North Parade proceeding out of town through Great Gonerby onto the A1 roundabout at Downtown. Continue across the roundabout and over the fly-over and take first left sign posted Allington village. On entering the village via Gonerby Lane take the right turn on to Side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

COUNCIL TAX

The property is in Council Tax Band D.

SERVICES

Mains water, gas, electricity and drainage are connected.



 **NEWTON
FALGOUT**

 **NEWTON
FALGOUT**

 **NEWTON
FALGOUT**

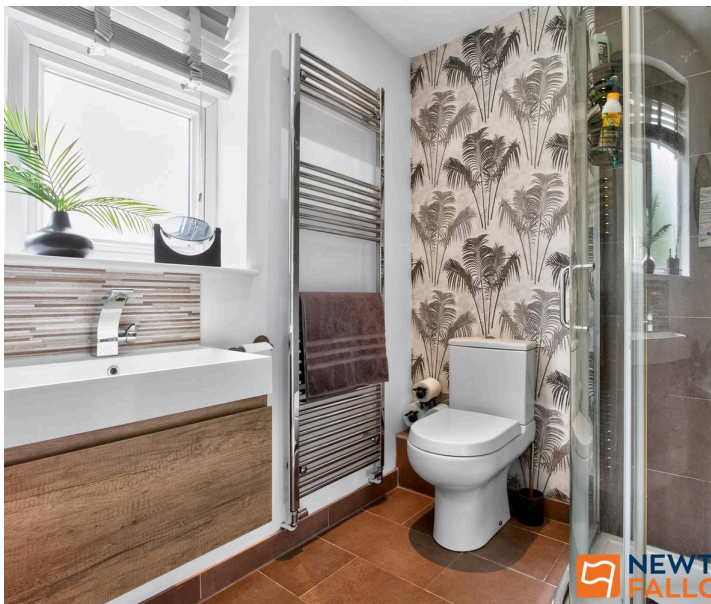


AGENTS NOTE

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.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.





 **NEWTON
FALLOWELL**



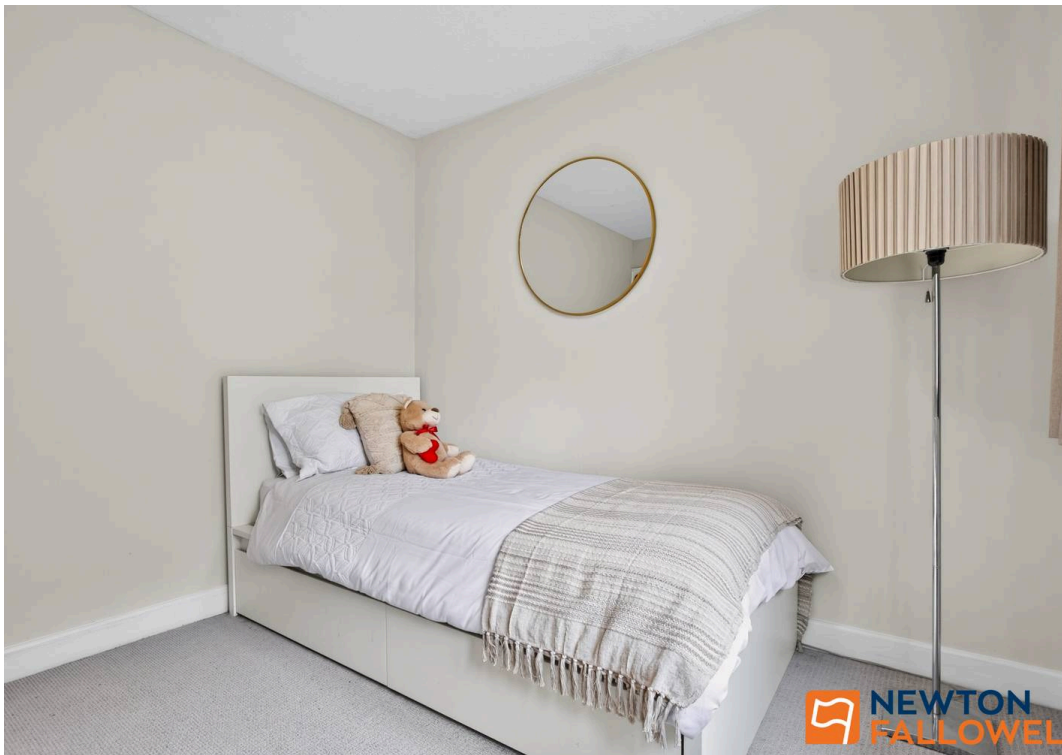
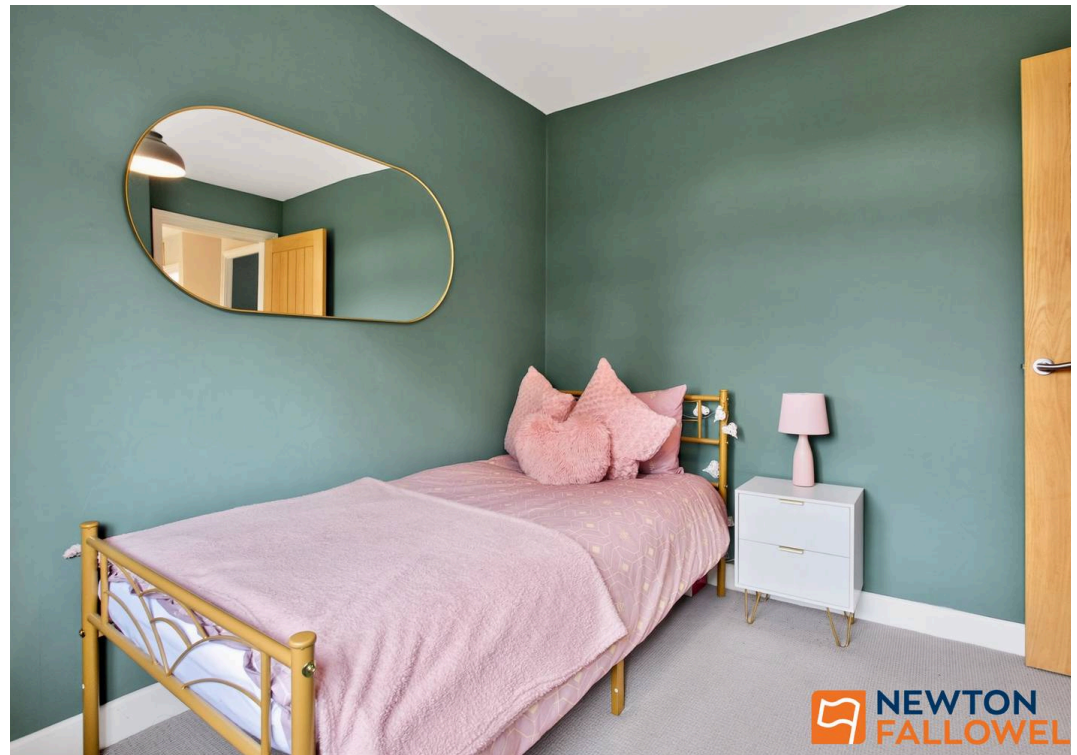
 **NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

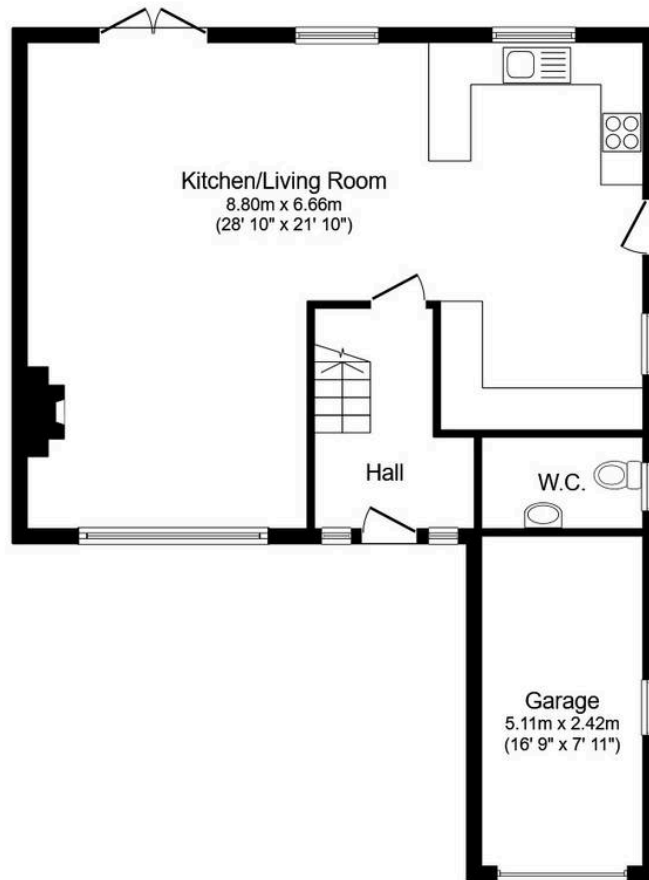


 **NEWTON
FALLOWELL**

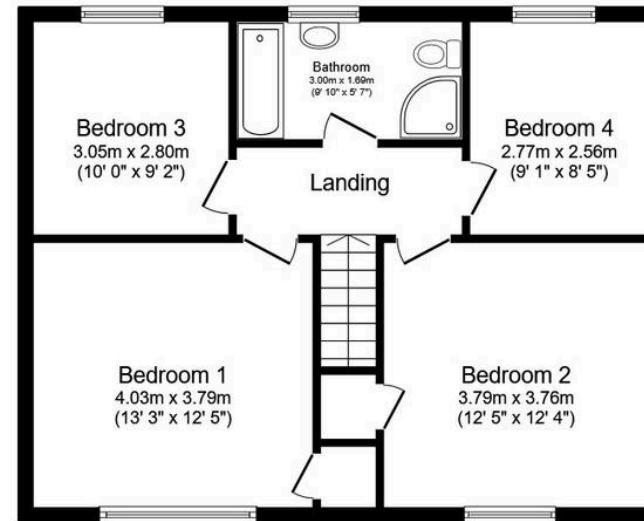








Ground Floor



First Floor

Total floor area 133.1 sq.m. (1,433 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
 Powered by www.focalagent.com

Newton Fallowell Grantham

Newton Fallowell, 68-69 High Street - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/