



SHEPHERDS GROVE PARK, STANTON

IP31 2AY

£115,000

Located on the popular Residential Park at Shepherds Grove in Stanton, this two-bedroom park home offers spacious accommodation throughout. The home features two good-sized bedrooms, served by a modern shower room. The bright and spacious sitting room provides a welcoming living space, complemented by a separate dining room and well-equipped kitchen. Outside, the property benefits from a wrap-around garden, driveway parking and a single garage. An excellent opportunity for those looking for a peaceful park setting. Viewing highly recommended.

allhomes

SHEPHERDS GROVE PARK

- No Onward Chain - Two Bedroom Detached Park Home • Residential Park For The Over 50's In Stanton • Spacious Sitting Room • Gas Fired Central Heating • Separate Dining Room • Two Good Sized Bedrooms • Garage & Parking • Close To Local Amenities • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Double door storage cupboard. Radiator.

Sitting Room

Spacious room with dual aspect windows to front and side. Electric fireplace with surround. Double doors opening to the dining room. Radiator.

Dining Room

Dual aspect windows to front and side. Door to the side access. Radiator.

Kitchen

A wide range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven with gas hob and extractor hood over. Space for full fridge freezer, dishwasher and washing machine. Storage cupboard. Window to side. Wall mounted boiler. Radiator.

Bedroom 1

Double room with fitted wardrobes, vanity unit with drawers and bedside tables. Window to side. Radiator.

Bedroom 2

With fitted wardrobes and drawers. Window to rear. Radiator.

Shower Room

Fully tiled, WC and pedestal wash basin. Shower cubicle. Window to side. Heated towel rail.

Front Garden

Block paved driveway leading to the single garage. Gated side access on both sides to the wrap around garden and paved pathway with steps into the property. Small lawn to the front with shrubs.

Wrap Around Garden

Wrap around garden enclosed by hedging and laid mainly to lawn. Paved pathway around the property and access to the garage.

Garage

Electric roller door. Window to rear. Power connected and pedestrian door to the garden.

Agent's Note

The property is an Omar Berkeley Plus built in 1999 size is 36' x 20'. The current pitch fees are £186.55 per month and water is £11.06 with electric bill paid to the park. Pitch fees area reviewed annually. 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.

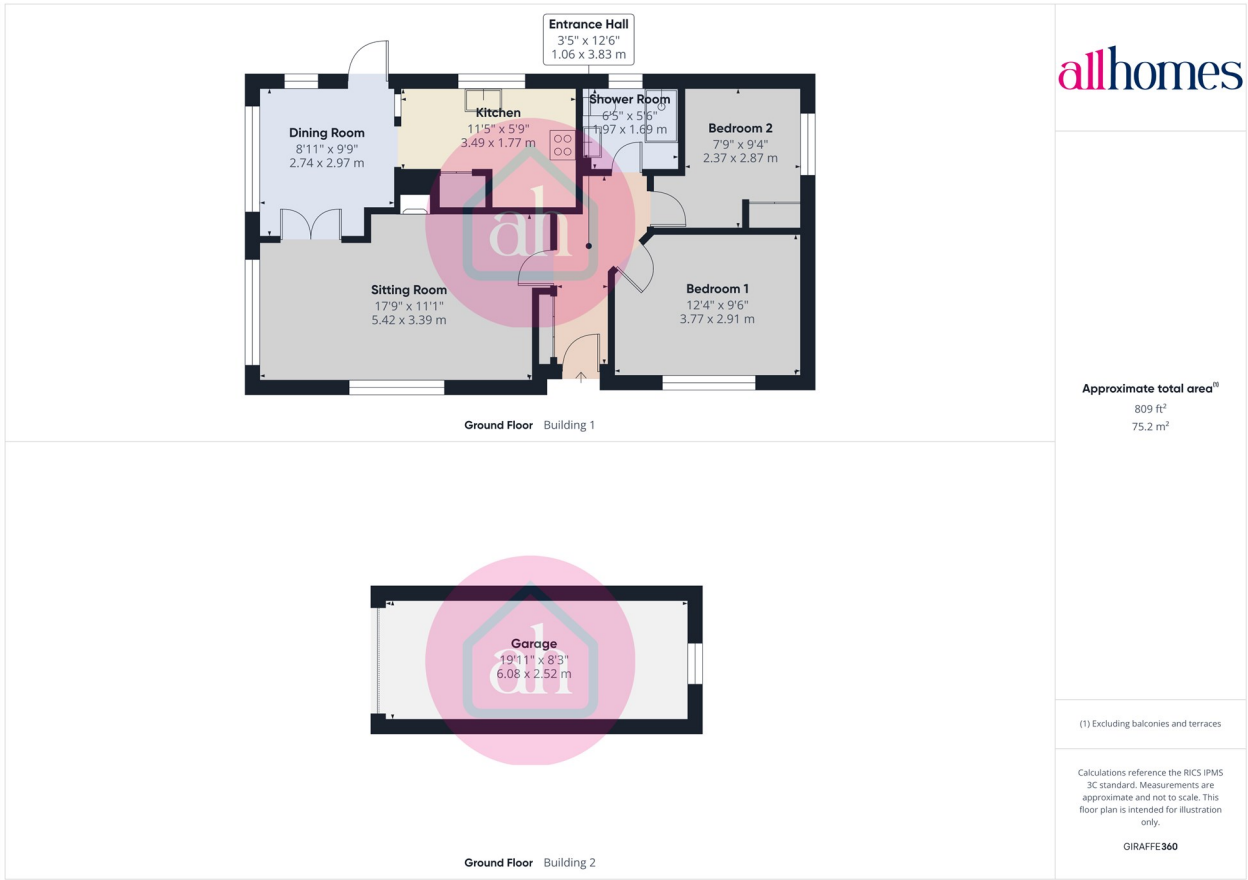
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

EPC Rating: Council Tax Band: A

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