



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.

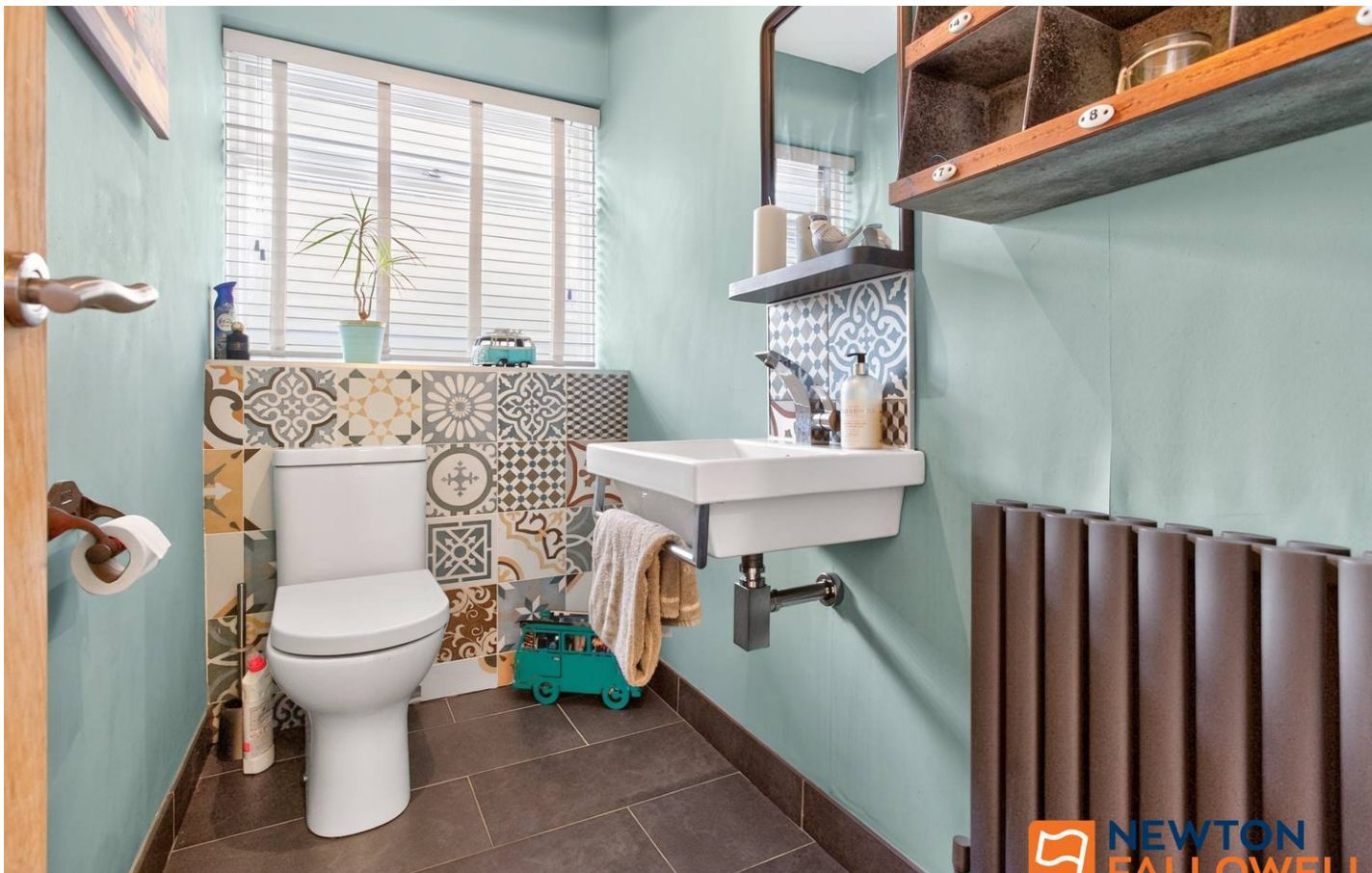
CLOAKROOM

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.





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.





AGENTS NOTE

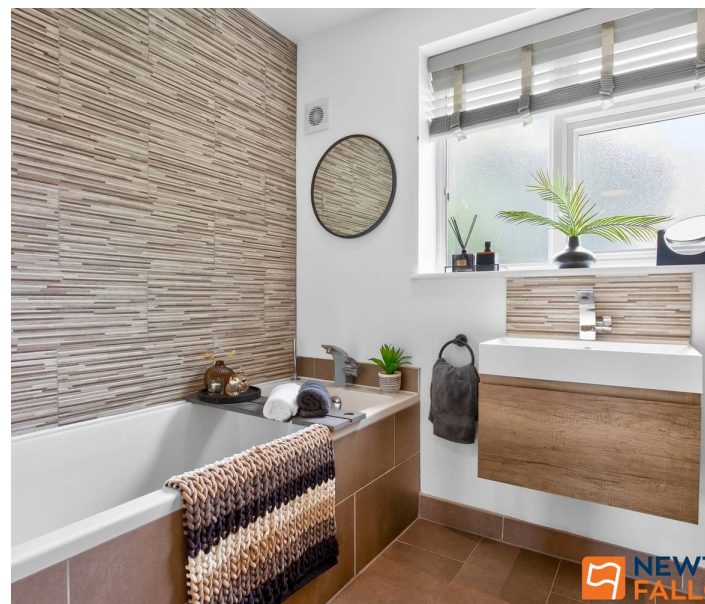
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NOTE

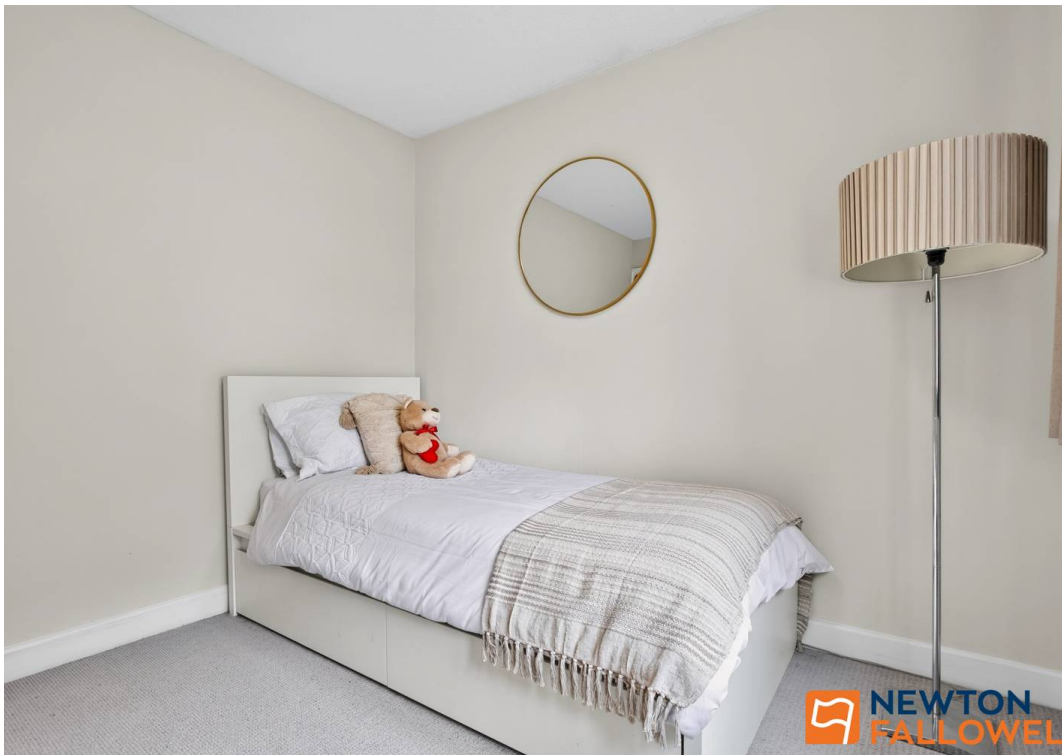
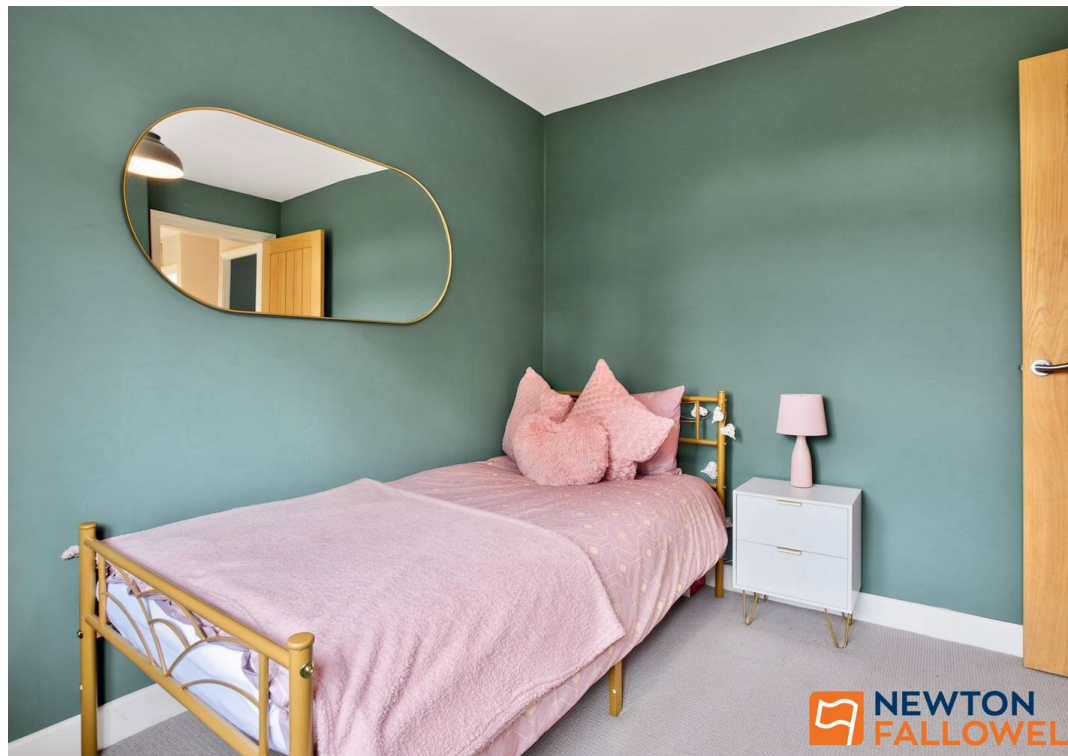
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Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

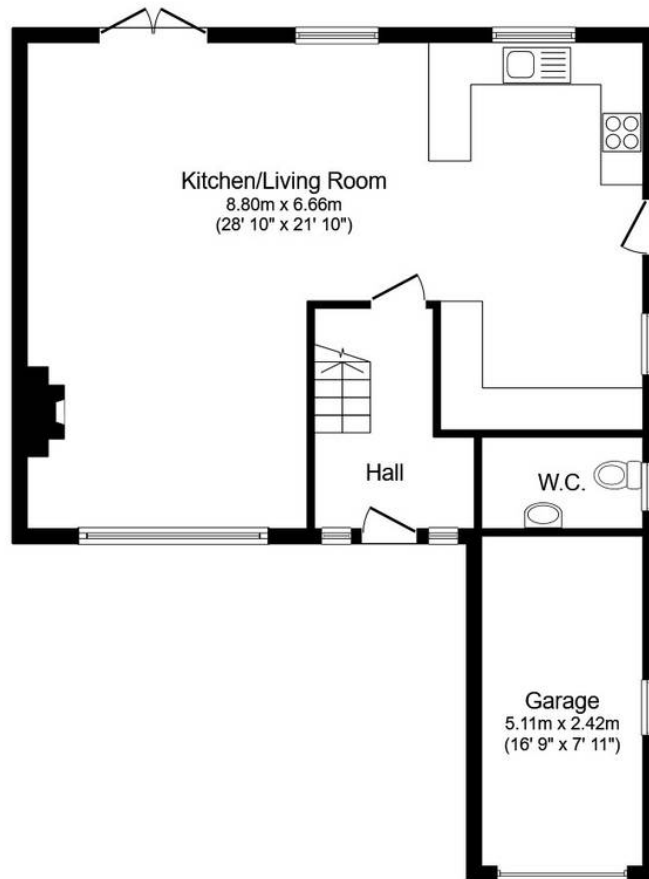




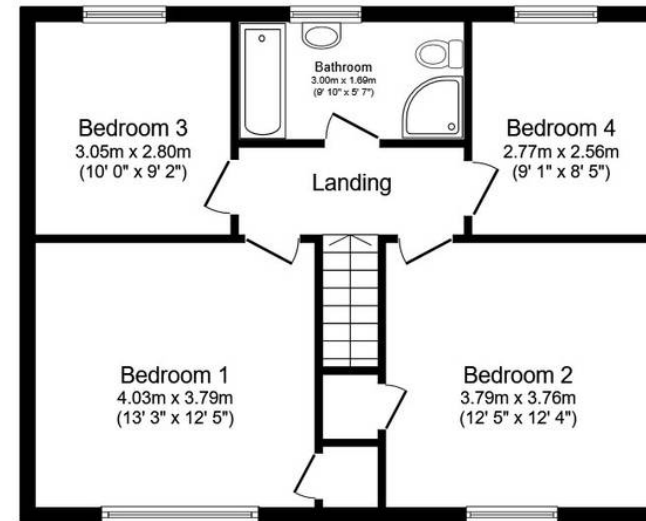








Ground Floor



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).

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