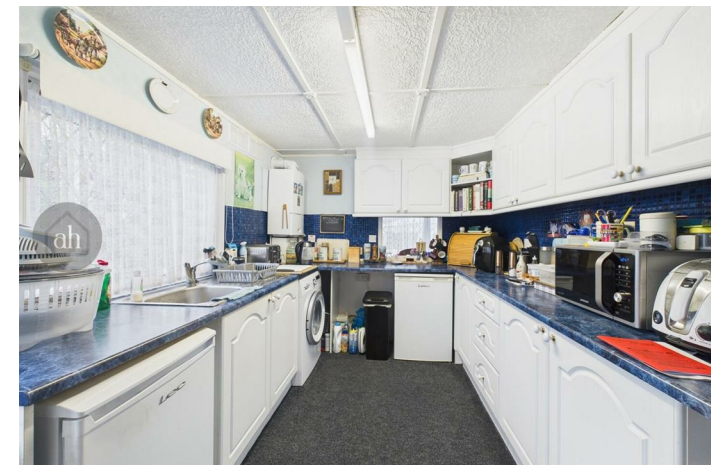




SHEPHERDS GROVE PARK, STANTON

IP31 2BN

£120,000

Situated in a peaceful woodland setting within a popular residential park for the over 50s, this two-bedroom park home offers a welcoming community right on your doorstep. Perfect for those seeking comfortable, spacious and low-maintenance living. The home features a generous sitting/dining room, a well-appointed kitchen, two double bedrooms and a convenient shower room. Outside, you will enjoy a charming wrap-around garden with low-maintenance landscaping and a courtyard area, ideal for relaxing. The property also benefits from a garage and parking for one car. Positioned in an excellent spot within this friendly, well-served community.

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SHEPHERDS GROVE PARK

- Detached Two Bedroom Park Home In Stanton
- Located On A Residential Community For The Over 50's
- Garage & Driveway Parking
- Gas Fired Central Heating
- Spacious Sitting/Dining Room
- Well Appointed Kitchen
- Two Double Bedrooms
- Low Maintenance Large Gardens
- Viewing Is Highly Recommended
- Take A Look Through The 360 Virtual Tour



Entrance Hall

Welcoming entrance hall with a storage cupboard. Radiator.

Sitting/Dining Room

Well-proportioned room with dual aspect windows to front and side enjoying plenty of natural light. Serving window to the kitchen. Two radiators

Kitchen

A range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Space for washing machine, undercounter fridge and freezer. An integrated hob with extractor hood over and space for a free standing oven. Pantry cupboard and wall mounted boiler. With a window and door to side.

Bedroom 1

Double room with built in wardrobes. Dual aspect windows to side and rear. Radiator.

Bedroom 2

Double room with built in wardrobes. Window to rear and radiator.

Shower Room

WC with inset vanity wash basin. Double shower cubicle with electric shower head over. Window to side and radiator.

Outside

The front garden is enclosed by an established hedge and pathway to front door. the rest of the garden is low maintenance patio area with pathway which wraps around the park home, surrounded by shrub borders and mature hedges offering privacy. A shed for storage.

Garage

Up and over door and a parking space for one car.

Agent's Note

This is a 1981 Omar Ashdale. The size of the park home is 36ft x 20ft.

Current fees reviewed annually.

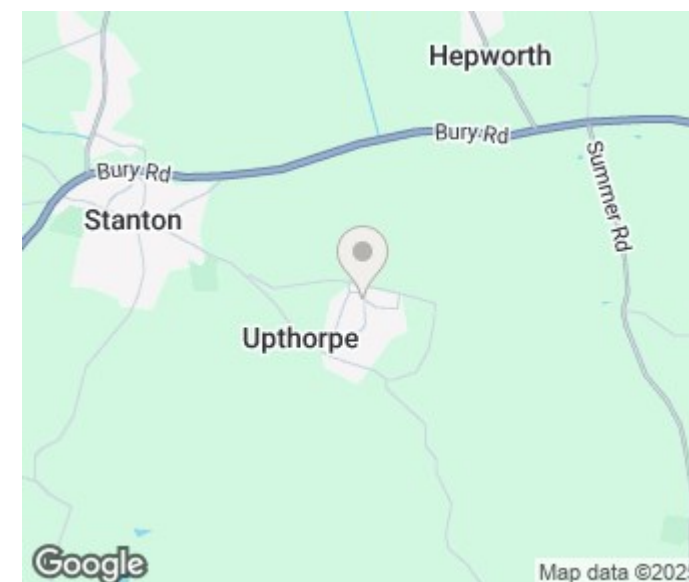
Pitch fee including water rates is £175.37 per month
Sewage is billed and paid separately

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.



SHEPHERDS GROVE PARK





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: 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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