



GRANT'S
OF DERBYSHIRE

8 Ainmoor Grange Country Park Mickley Lane, Stretton, Nr Alfreton DE55 6ES
Offers Around £190,000

We are delighted to offer For Sale, this stunning two double bedroom Park Home which is located in this sought after location at Ainmore Grange. This home benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises; dining area, living room, a fully fitted kitchen (installed in 2023), two double bedrooms, the principle having an ensuite shower room and a walk-in closet, and a separate shower room. Outside there is a delightful enclosed balcony area and a rear patio area which looks on to an area of woodland and enjoys a high level of privacy. Viewing Highly Recommended. Virtual Tour Available.



The Accommodation

The property is accessed via the part glazed uPVC door which leads into the

Dining Area 16'9" x 9'3" (5.13 x 2.84)

With ample space for a dining table and chairs. This leads on to the

Living Room 18'9" x 12'3" (5.72 x 3.74)

Flooded with natural light from uPVC double glazed windows to two aspects. There are matching French doors which lead out to the balcony area. There is an electric feature fireplace and high level TV connections above.

Kitchen 12'3" x 9'1" (3.74 x 2.78)

Completed refitted in 2023 with a modern and contemporary kitchen having an extensive range of wall, base and soft closing drawer units. Integrated appliances include; electric oven, gas hob with angled extractor hood over, dishwasher, fridge freezer and washer/drier.

Bedroom One 9'1" x 8'9" (2.77 x 2.67)

The principal bedroom with side aspect uPVC double glazed window. Doors open to the closet and

Ensuite Shower Room 5'2" x 4'9" (1.6 x 1.47)

With a wood-effect vinyl flooring and having

a modern suite comprising of a fully tiled shower enclosure with thermostatic shower fittings over, a vanity wash basin with storage beneath and a dual flush WC. There is a shaver point, obscure glass uPVC double glazed window to the side and a chrome heated towel rail.

Closet 5'3" x 3'11" (1.61 x 1.2)

Fitted with a perimeter rail with shelving above offering a good level of garment storage.

Bedroom Two 9'1" x 8'9" (2.78 x 2.67)

A double bedroom used as a lounge/hobby room at present. There is a built-in wardrobe and side aspect uPVC double glazed window.

Shower Room 7'4" x 5'2" (2.25 x 1.6)

With a wood-effect vinyl flooring and fitted with a modern suite comprising of a tiled shower enclosure having contrasting black thermostatic shower fittings over. There is a vanity wash basin with storage cupboard beneath and a dual flush WC. There is an obscure glass uPVC double glazed window and a chrome heated towel rail.

Outside

From the living room, uPVC double glazed French doors open onto a balcony area which is enclosed by frosted glass panels affording the resident a high level of privacy. This area faces due south and therefore

enjoys a good level of sunlight throughout the day. From the kitchen, an obscure glass uPVC double glazed area which leads out to the rear where we find a paved area, ideal for warm-weather dining and overlooking an area of woodland having a variety of plants and trees. This area faces due West and therefore is the ideal spot to sit in the evenings, again, having a high level of privacy. To the side of the home there is a secure shed, ideal for the storage of tools and garden equipment. There is adequate parking for at least two vehicles.

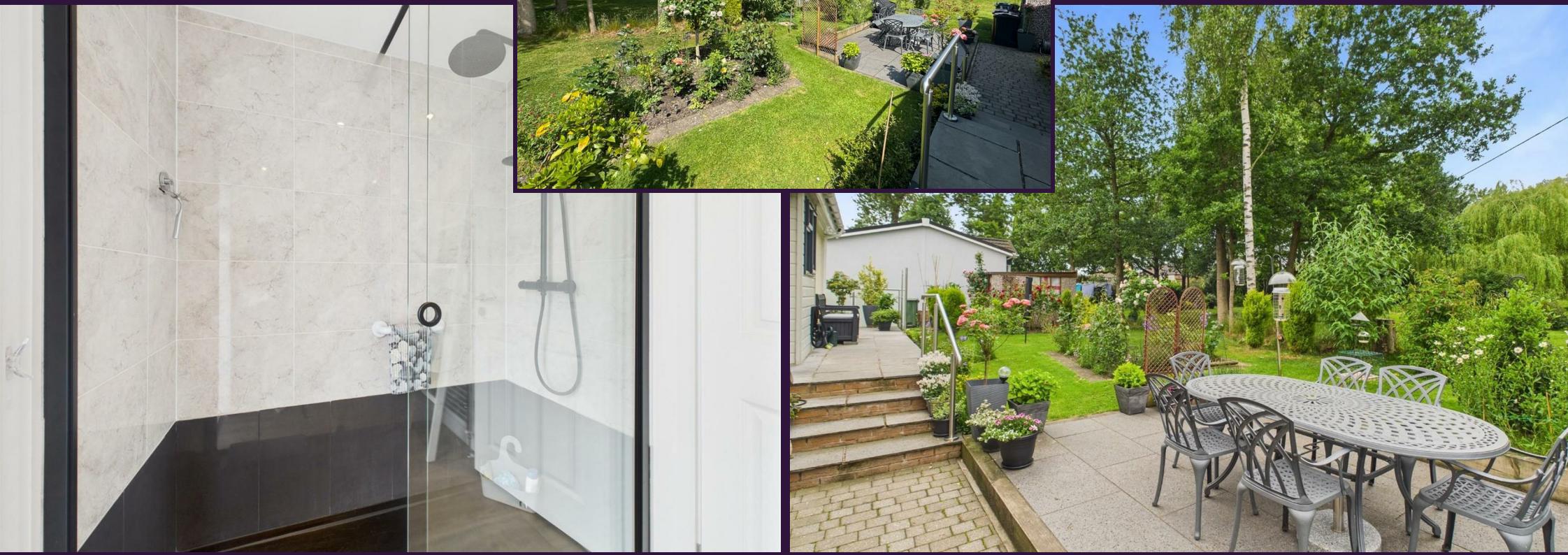
Services and Site Charges

Please note, all plots have direct electricity, gas and water. The utilities are charged direct from the site on a quarterly basis. There is a monthly ground rent of £294 which includes maintenance of the grounds and common areas.

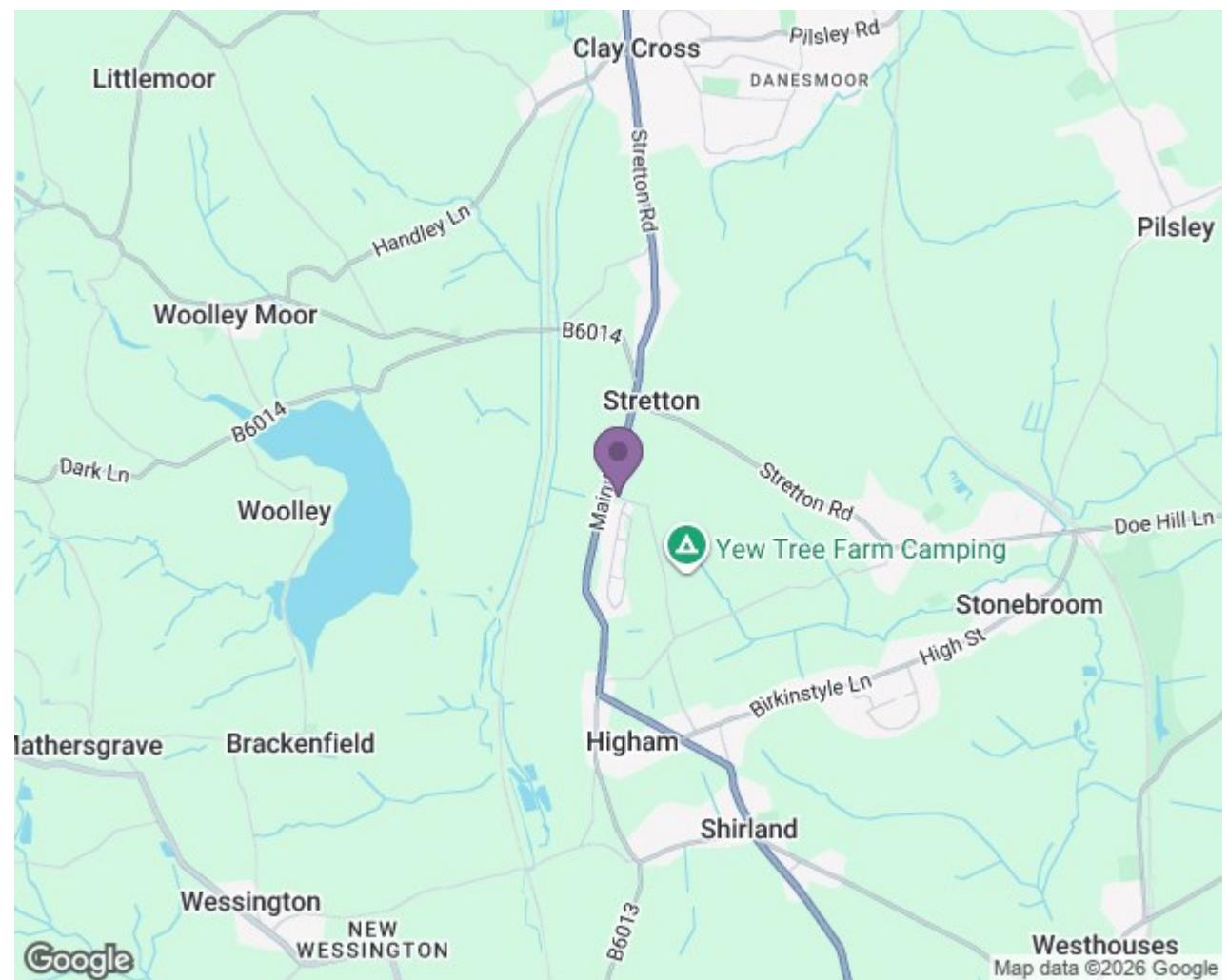
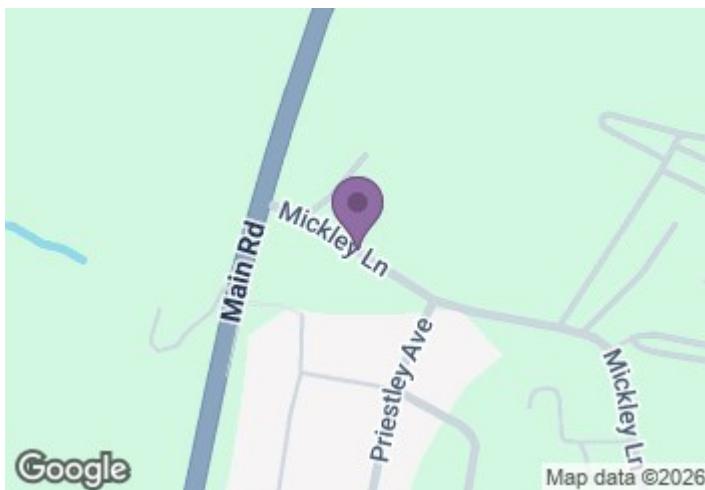
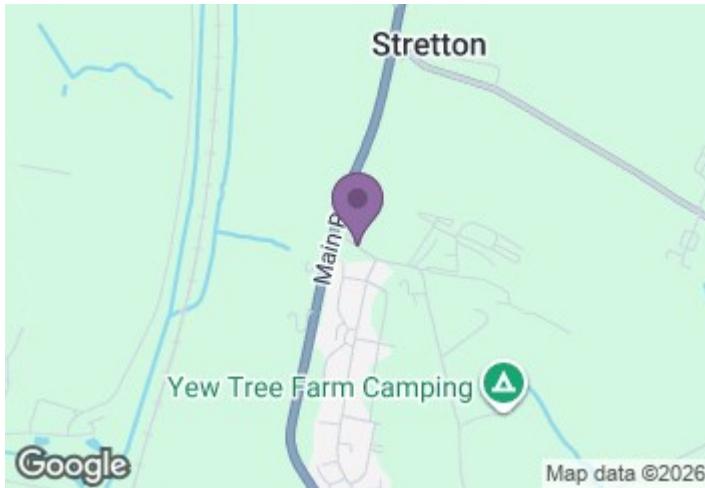
Council Tax Information

We are informed by North East Derbyshire District Council that this home falls within Council Tax Band A which is currently £1570 per annum.

The annual Council Tax charge has been supplied in good faith by the property owner and is for the tax year 2025/2026. It will likely be reviewed and changed by the Local Authority the following tax year and will be subject to an increase after the end of March.









Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
91-91 B			
90-89 C			
89-84 D			
83-84 E			
81-80 F			
80-70 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			
91-91 B			
90-89 C			
89-84 D			
83-84 E			
81-80 F			
80-70 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	