



**4 Peach Close Allington Gardens, Allington,
Lincolnshire, NG32 2FE**

Chain Free £115,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- 40 x 20 Park Home
- 2 Double Bedrooms
- Ensuite & Main Shower Room
- Pleasant Position
- No Upward Chain
- Modernised Accommodation
- 2 Reception Areas
- Driveway & Garage
- Tastefully Presented Throughout
- Popular Location

An excellent opportunity to purchase a tastefully presented, well proportioned, Park Home occupying a pleasant position close to the entrance to this established development, the property affording a pleasant aspect to the front across to adjacent fields and the Belvoir escarpment on the horizon.

The property appears to have been well maintained over the years and has seen some general upgrades with additional insulation, contemporary kitchen, shower room and ensuite to the main bedroom. The property also benefits from relatively neutral decoration throughout, UPVC double glazing and gas central heating with an upgraded boiler.

The property is presented in a move in condition and comprises an initial L shaped entrance hall with a good level of integrated storage, a well proportioned dual aspect sitting room which links through into a dining area creating an excellent everyday living/entertaining space and a well appointed kitchen with a generous range of units and integrated appliances and useful utility off. In addition there are two double bedrooms, both with integrated furniture. The principal room has ensuite facilities and there is a separate modern shower room.

As well as the internal accommodation the property occupies a pleasant situation on the outskirts of the site offering an open feel; a driveway and garage and pleasant well maintained gardens.

In addition the property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation on offer.

ALLINGTON

Allington is a sought after village located between the A1 and A52 ideal for commuting to the cities of Nottingham and Leicester, and approximately 15 minute drive from Grantham which has trains to King's Cross in just over an hour. The village itself is well equipped with local amenities including primary school, village hall, pub/restaurant, church and playing field and is conveniently located for the market towns of Newark and Bingham. The village is in the catchment area of the Kings Grammar School for boys and the South Kesteven and Grantham Grammar School for girls in Grantham.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

10' max x 11'4" max (3.05m max x 3.45m max)

A well proportioned reception space offering an excellent level of storage with two built in cupboards and further doors leading to:

SITTING ROOM

17'6" x 11'2" max (5.33m x 3.40m max)

A well proportioned reception which leads through into a dining area that combined creates an excellent everyday living/entertaining space which returns back to the kitchen; flooded with light benefitting from windows to two elevations having aspect to the front across adjacent fields. An open archway leads through into:

DINING AREA

10'2" x 8' (3.10m x 2.44m)

A versatile space ideal as formal dining lying adjacent to the kitchen; having a window to the front and a further door leading through into:

KITCHEN

9'5" x 8'5" (2.87m x 2.57m)

A well appointed space which opens through into a utility area that combined create an excellent level of storage with a generous level of wall and base units as well as full height larder unit and glazed display cabinets; two runs of laminate preparation surfaces with inset sink and drain unit with swan neck mixer tap; integrated appliances including Samsung induction hob and double oven; space for free standing fridge freezer, plumbing for dishwasher, window to the rear and a further open doorway leading through into:

UTILITY AREA

8' x 5'3" (2.44m x 1.60m)

Again well appointed with a generous range of wall, base and drawer units and full height shelved larder unit; laminate work surface with inset sink unit with chrome mixer tap and tiled splash backs; wall mounted boiler concealed behind kitchen cupboard, plumbing for washing machine, contemporary column radiator, further door returning to the main entrance hall and additional UPVC double glazed exterior door with integral blinds.

RETURNING TO THE L SHAPED ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

11'9" x 9'6" (3.58m x 2.90m)

A well proportioned double bedroom benefitting from ensuite facilities as well as having a pleasant aspect to the side across adjacent fields; well appointed with a generous range of integrated furniture including full height wardrobes with overhead storage cupboard and matching drawer units with vanity area.

A further door leads through into:

ENSUITE SHOWER ROOM

5'5" x 5'4" (6'7" into shower enclosure) (1.65m x 1.63m (2.01m into shower enclosure))
Tastefully appointed with a modern white suite comprising vanity unit housing WC with concealed cistern, quartz effect vanity surface over and inset washbasin with chrome mixer tap and tiled splash backs and shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over; contemporary towel radiator, shaver point and window to the front.

BEDROOM 2

10' x 9'6" (3.05m x 2.90m)
A further double bedroom well appointed with an excellent range of integrated furniture including full height wardrobes, overhead storage cupboards and low level drawer unit with vanity surface over; window to the side with integral blinds.

SHOWER ROOM

6'6" x 5'7" (1.98m x 1.70m)
Appointed with a contemporary three piece white suite comprising double length shower enclosure with glass screen and wall mounted electric shower, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs; contemporary towel radiator and window to the rear.

EXTERIOR

The property occupies a pleasant position close to the entrance to this popular and established development of similar dwellings set back behind a box hedge frontage with lawned gardens and established borders. To the rear of the property is a parking space and sectional garage with up and over door. To the rear of the garage is an additional terraced area providing a further outdoor seating space.

COUNCIL TAX BAND

South Kesteven District Council - Band A

TENURE

Leasehold
Park homes are neither freehold nor leasehold; they operate under a unique system governed by a "Written Statement" or "Mobile Homes Agreement". When you purchase a park home, you own the home itself and the right to station it on the park, but you don't own the land. The land is owned by the park owner at all times. This right to station the home is granted by the park owner through a written agreement.

Ground rent (or pitch fee) at the time of instruction (July 2026) is £235.23 per calendar month (£2,822.76 per annum) (reviewed yearly).
Maintenance of communal areas is covered within the ground rent
If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission. This 10% commission is generally taken into account within the

selling price, it is not in addition too.

Like any other home purchase, buying a park home is a major commitment. You are, therefore, strongly advised to take advice from a solicitor or another professional – independent from the seller or site owner – when buying a home.

ADDITIONAL NOTES

The property benefits from gas central heating, electric and water. These are all metred (information provided by vendor).

Please note this is an over 50's development.

We understand from the vendor that residents are permitted to keep one dog.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

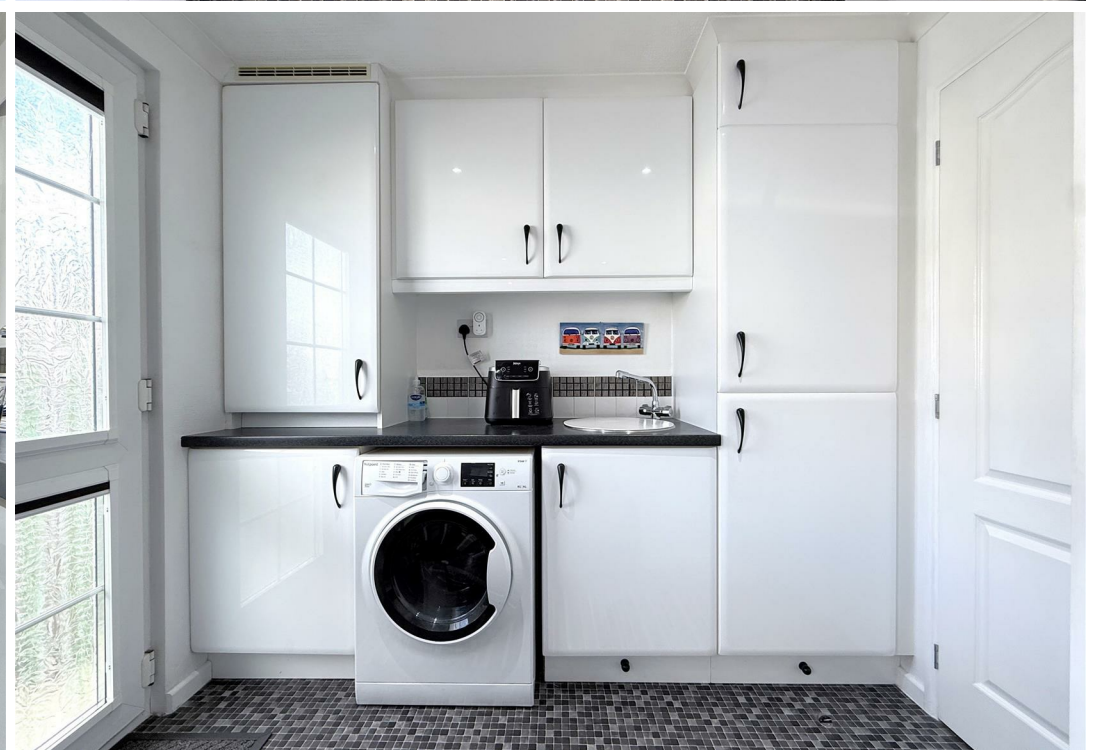
Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

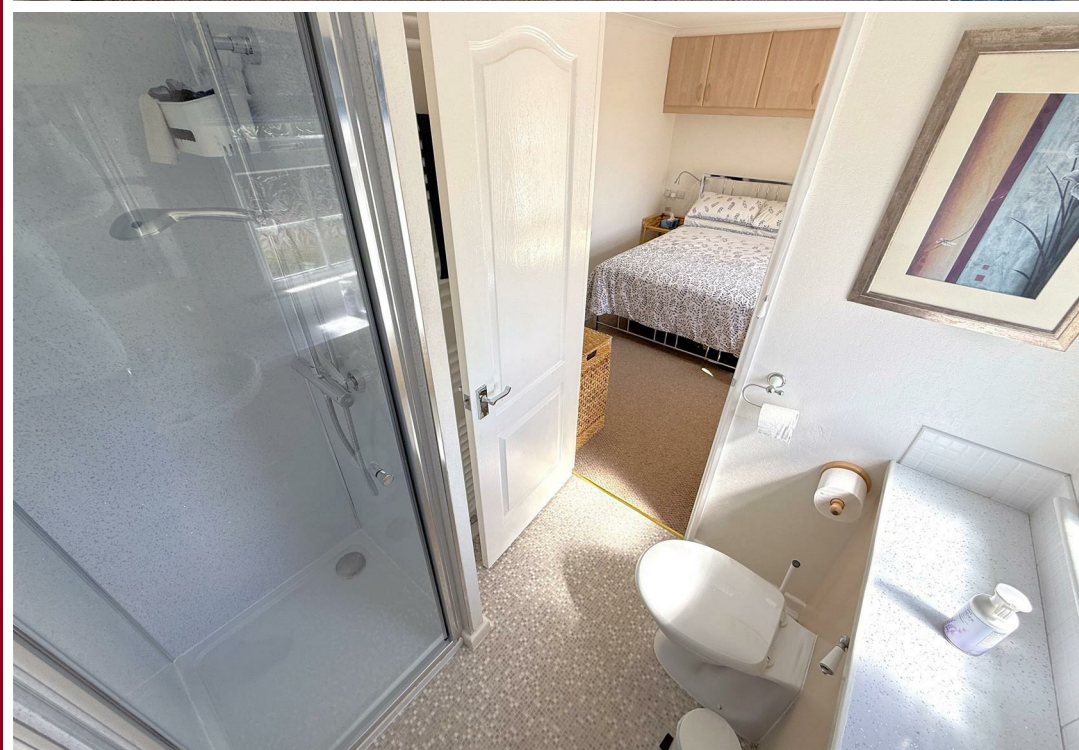
Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

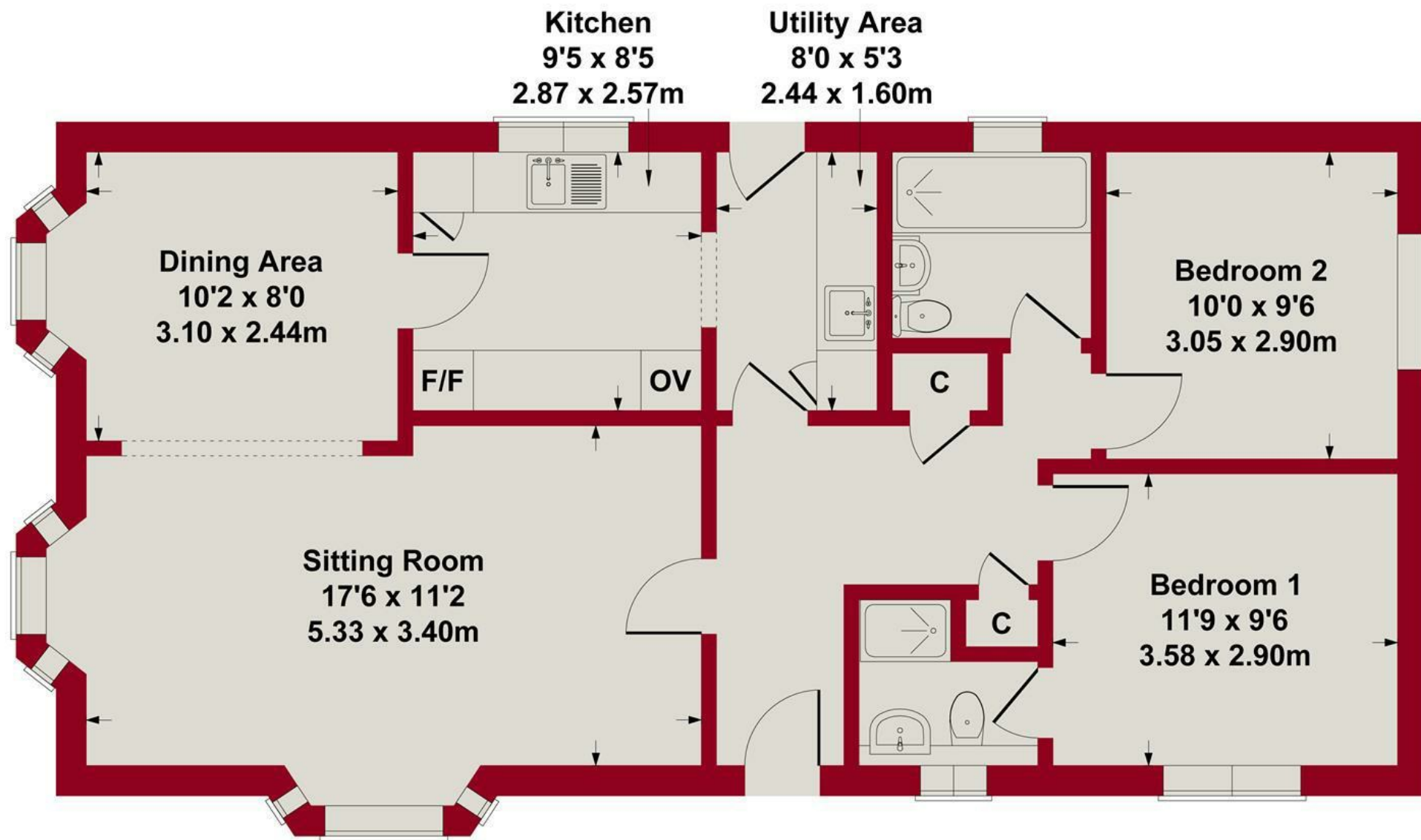












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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