

Park Road, Allington, Grantham NG32 2EB

william h brown

welcome to

Park Road, Allington, Grantham

Situated in the sought-after village of Allington, this spacious four-bedroom detached family home offers versatile living accommodation, a conservatory and beautifully maintained gardens. Benefitting from ample off-road parking, a garage and car port, this property is ideal for growing families.













Entrance Hall
Entering the property to the front through a part glazed door into the hallway a wood effect flooring, full length radiator, staircase to the first floor landing and access into the lounge, dining area/sitting room, downstairs cloakroom and kitchen.

Downstairs Cloakroom
With a window to the side aspect, wash hand basin, low level WC, radiator and tile effect flooring.

Lounge
12' 10" x 11' 5" (3.91m x 3.48m)
With a window to the front aspect, carpet, radiator. coving to the ceiling and glazed French doors leading into the dining/sitting area.

Dining Area
19' 7" x 9' 9" (5.97m x 2.97m)
With patio doors and further door leading into the conservatory, wood effect flooring, coving to the ceiling and a radiator.

Conservatory
17' 2" x 10' 4" (5.23m x 3.15m)
Beautiful large conservatory built with a dwarf brick wall, windows to three sides, tile effect flooring and French doors leading out to the rear garden.

Kitchen
15' 9" x 8' 10" (4.80m x 2.69m)
With a window to the rear aspect and having a range of white units to both the floor and eye level with wood effect worktops over, white sink, drainer and mixer tap. Integrated dishwasher and space for a washing machine, oven, and fridge freezer. Wood effect flooring and a radiator.

First Floor Landing
Modern oak and glass staircase with an airing cupboard and access into the bedrooms and family bathroom.

Bedroom One
13' 1" x 12' 7" (3.99m x 3.84m)
With a window to the front aspect, built-in storage, carpet, coving to the ceiling and a radiator.

Bedroom Two
12' 10" x 12' 4" (3.91m x 3.76m)
With a window to the front aspect, built-in storage, carpet, coving to the ceiling and a radiator.

Bedroom Three
10' x 9' (3.05m x 2.74m)
With a window to the rear aspect, carpet, radiator and coving to the ceiling.

Bedroom Four
9' x 9' (2.74m x 2.74m)
With a window to the rear aspect, carpet and a radiator.

Family Bathroom
9' 5" Widest Point x 5' 6" (2.87m Widest Point x 1.68m)
With a window to the rear aspect and comprising of a bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls, radiator and tile effect flooring.

General Description Outside
Open landscaped front with gravel and block paved pathway leading to the front door and single garage. Gated access through to the rear.
The rear garden again is landscaped low maintenance with gravel and shrub borders, paved patio area and pathway leading to a large workshop/gym or even an outdoor office space. There is a picket gate and fence which leads into a conservation area behind the property.

Single garage - Up and over door, power and lighting.

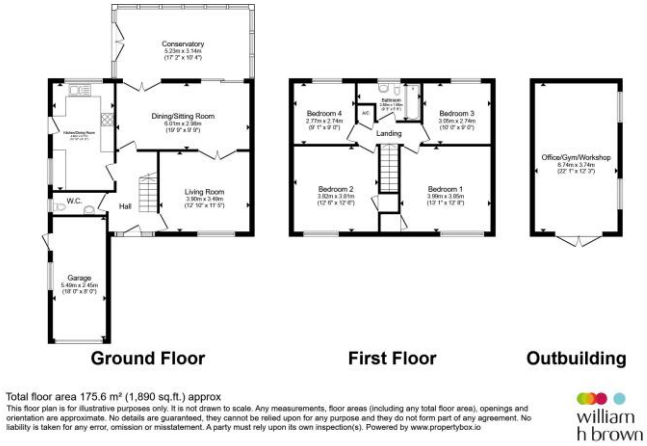
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"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Park Road, Allington Grantham

- Detached Family House
- Spacious Accommodation
- Four Bedrooms
- Driveway and Gardens
- Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Total floor area 175.6 m² (1,890 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). Powered by www.propertybox.io

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£375,000









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The Property Ombudsman

Property Ref:
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william h brown

01476 566363

Grantham@williamhbrown.co.uk

63 High Street, GRANTHAM, Lincolnshire, NG31 6NN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.