



Park Road, Allington



- Well-Presented Throughout
- Three Double Bedrooms
- Three / Four Reception Rooms
- Kitchen / Breakfast Room
- Stunning Rear Garden
- Ample Driveway Parking + Garage
- Freehold
- EPC rating U



This versatile chalet-style detached home offers spacious and flexible accommodation, ideal for a variety of lifestyles. The property features three double bedrooms, with one currently arranged as an additional reception room, providing the option of four reception spaces in total.

Upstairs, there are two well-proportioned bedrooms, including a generous master bedroom that benefits from ample storage within the eaves as well as fitted wardrobe space. A modern shower room completes the first-floor accommodation.

The ground floor offers excellent living space, comprising a comfortable lounge, a third bedroom or family room, a separate dining room, and a bright conservatory overlooking the garden. There is also a bathroom, a well-appointed kitchen/breakfast room, and a useful utility area created from the rear section of the garage.

Externally, the property benefits from ample driveway parking in addition to a garage. To the rear, you will find a private and beautifully presented garden, perfect for relaxing or entertaining.

Situated in the highly sought-after village of Allington, the property enjoys a thriving community setting approximately three miles northwest of Grantham, on the edge of the Vale of Belvoir. The village provides convenient access to the A52 towards Nottingham and the A1 for north





and south travel. Local amenities include a popular primary school, the Welby Arms public house and restaurant, a Post Office (with limited hours), and an active village hall hosting a range of community events. The property also falls within the catchment area for well-regarded grammar schools in Grantham, while nearby Long Bennington (approximately five miles away) offers further amenities including a doctors' surgery.

ALLINGTON

Allington is a thriving village situated approximately 3 miles to the north west of Grantham on the edge of the Vale of Belvoir. It offers convenient access to the A52 to Nottingham and the A1 north and south. The village benefits from a popular primary school, the Welby Arms public house/restaurant, a Post Office (limited hours) and village hall offering various activities including weekly warm hub with lunch, quiz nights etc. Allington is also within the catchment area for Grantham King's School and Kesteven & Grantham Girls' School. Long Bennington (approx 5 miles) offers excellent amenities including doctors surgery.

ACCOMMODATION

ENTRANCE HALL

Having carpet flooring, staircase to the first floor accommodation, and room for under stair storage.

LOUNGE

4.24m x 3.69m (13'11" x 12'1")

Benefitting from a fireplace fitted with a electric coal effect fire, radiator, uPVC double glazed window to the front elevation, TV point, and carpet flooring.

FAMILY ROOM / THREE BEDROOM

3.33m x 3.03m (10'11" x 9'11")

Having carpet flooring, a radiator, and a uPVC double glazed window to the front elevation.

DINING ROOM

3.31m x 3.31m (10'11" x 10'11")

Having carpet flooring, a radiator, and french doors to the conservatory.

CONSERVATORY

2.75m x 3.42m (9'0" x 11'2")

Having tiled flooring, ample powerpoints, and double doors to the rear garden.

FAMILY BATHROOM

2.23m x 1.73m (7'4" x 5'8")

Having bath with shower over, low level WC, wash handbasin, wall-mounted radiator, uPVC obscure double glazed window to the rear elevation and a shaver point.

KITCHEN / BREAKFAST ROOM

3.89m x 3.41m (12'10" x 11'2")

Well-presented overlooking the rear garden through a wide window, a comprehensive range of wall and base units, space for a dining table, inset sink and drainer, plumbing for a dishwasher, space for cooker unit with cookerhood over, space for a under-counter fridge, wooden flooring, and a door to the rear lobby.

REAR LOBBY

Providing access to the garage / utility area, kitchen and the rear garden.

GARAGE / UTILITY AREA

Benefiting from the rear area being used as a Utility Area. Plumbing for a washing machine, space for a dryer, space for a fridge / freezer, sink and drainer, and a wall-mounted Boiler.

LANDING

Having carpet flooring, and an airing cupboard

BEDROOM ONE

3.8m x 3.47m (12'6" x 11'5")

With uPVC double glazed window to the rear elevation, fitted wardrobes, access to a large storage space in the eaves, carpet flooring, and a wall-mounted radiator

BEDROOM TWO

3.91m x 3.33m (12'10" x 10'11")

With uPVC double glazed window to the front elevation, wall-mounted radiator, and carpet flooring.





SHOWER ROOM

1.94m x 2.17m (6'5" x 7'1")

Having a shower cubicle, low level WC, wash handbasin, heated towel rail, uPVC double glazed window to the rear elevation, vinyl flooring, and an extractor fan.

EXTERIOR

COUNCIL TAX

The property is in Council Tax Band C.

SERVICES

Mains water, gas, electricity and drainage are connected.

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.

AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

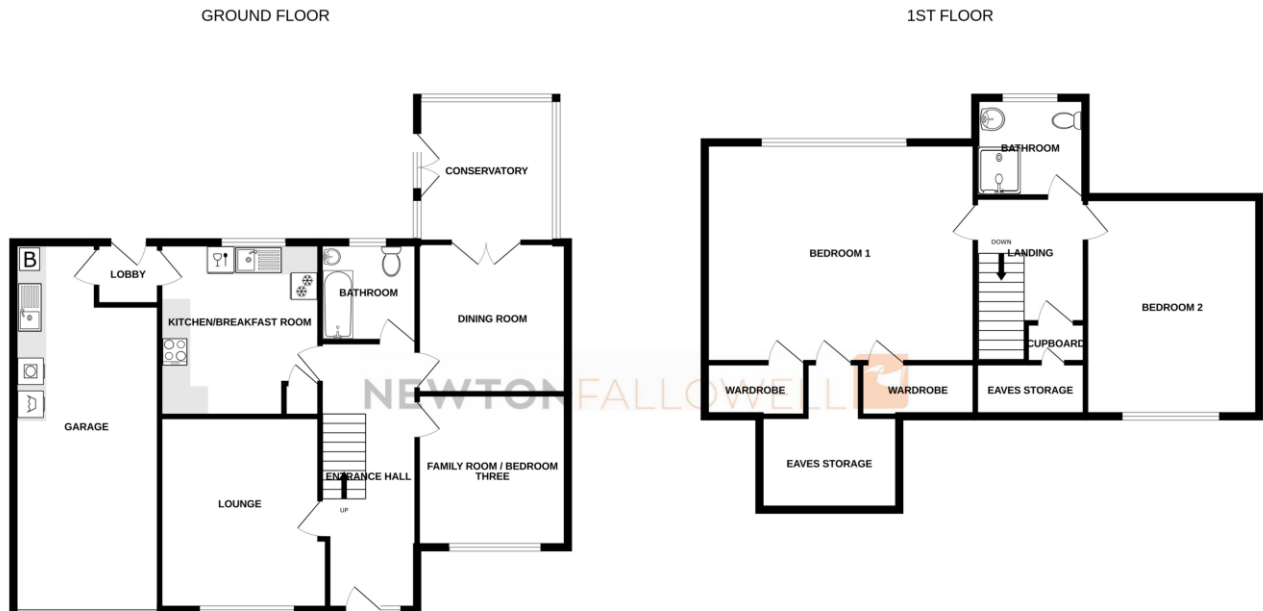
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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