



15 Park Road, Allington
£350,000

 **NEWTON FALLOWELL**

A Spacious and Adaptable Home in One of Lincolnshire's Most Desirable Villages

Set within the heart of the ever-popular village of Allington, this versatile detached chalet-style home offers generous and adaptable accommodation, perfectly complemented by one of the area's most welcoming and vibrant village communities.

Allington is renowned for its exceptional sense of community and enviable village lifestyle. Positioned on the edge of the picturesque Vale of Belvoir, the village successfully combines rural charm with an active social calendar. Residents enjoy a wealth of community groups, clubs and activities, from the Women's Institute and Morris dancers to cycling clubs, pétanque and the village's long-standing twinning association with Tuffé in France. The annual Allington Big Weekend has become a highlight of the local calendar, bringing together live music, food vendors, family entertainment and community celebrations that perfectly capture the spirit of village life.

Everyday amenities include a highly regarded primary school, the popular Welby Arms public house and restaurant, village hall, playing fields and Post Office, while excellent transport connections via the A52 and nearby A1 provide easy access to Grantham, Nottingham and beyond. Grantham's high-speed rail service to London King's Cross, together with the town's respected grammar schools, further enhances the village's appeal for commuters and families alike.

Rich in history, Allington is mentioned in the Domesday Book and is proudly recognised as one of Britain's rare "Thankful Villages"—communities where every serviceman returned safely from both World Wars.



15 Park Road

Allington, Grantham

Spacious chalet-style home in Allington with 3 double bedrooms, 4 receptions, modern kitchen, utility, garage, ample parking, private garden, and access to schools and village amenities.

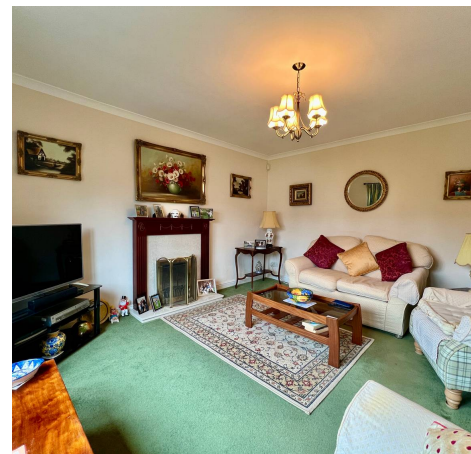
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-Presented Throughout
- Three Double Bedrooms
- Three / Four Reception Rooms
- Kitchen / Breakfast Room
- Stunning Rear Garden
- Ample Driveway Parking + Garage
- Popular Village Location
- Close Links To A1 & A52
- Downstairs Bathroom + Shower Room
- Versatile Living Space





ENTRANCE HALL

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

LOUNGE

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

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

FAMILY ROOM / BEDROOM THREE

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

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

DINING ROOM

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

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

CONSERVATORY

9' 0" x 11' 3" (2.75m x 3.42m)

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

FAMILY BATHROOM

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

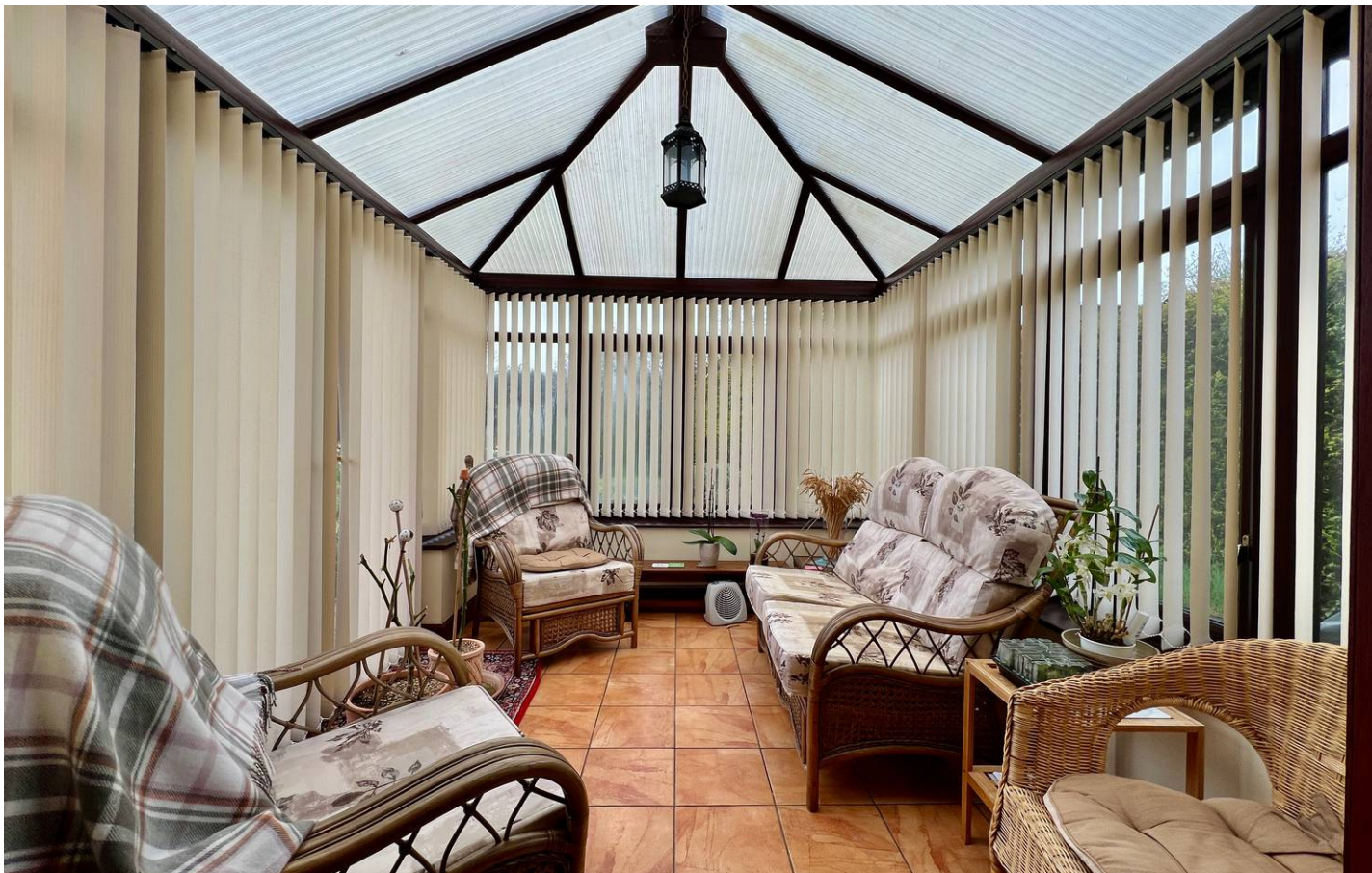
Having bath with shower over, low level WC, wash handbasin, wall-mounted radiator, uPVC obscure double glazed window to the rear elevation and a shaver point.

KITCHEN / BREAKFAST ROOM

12' 9" x 11' 2" (3.89m x 3.41m)

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, a uPVC double glazed window to rear elevation, 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

12' 6" x 11' 5" (3.80m x 3.47m)

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

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

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

SHOWER ROOM

6' 4" x 7' 1" (1.94m x 2.17m)

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.

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

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.

Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks





GARDEN

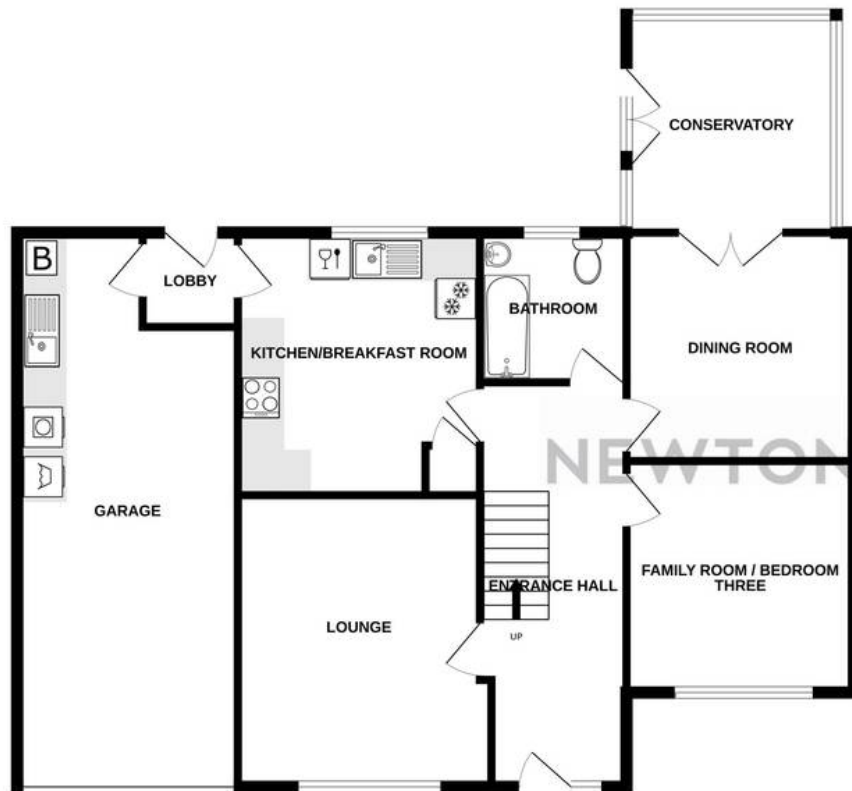
This delightful, sun-drenched south-facing garden offers a fantastic balance of peaceful leisure space and practical features for the outdoor enthusiast. Centered around a generous, pristine lawn framed by mature hedging and vibrant flower borders bursting with spring color, the garden enjoys maximum sunlight throughout the day. Step out from the conservatory onto a spacious block-paved patio, perfect for outdoor dining and entertaining. Tucked along the side is a dedicated growing area complete with sturdy raised beds for home-grown produce, supported by practical water butts for eco-friendly rainwater harvesting. A solid wooden shed positioned at the rear provides ample storage for tools and equipment, making this beautifully maintained garden as functional as it is inviting.



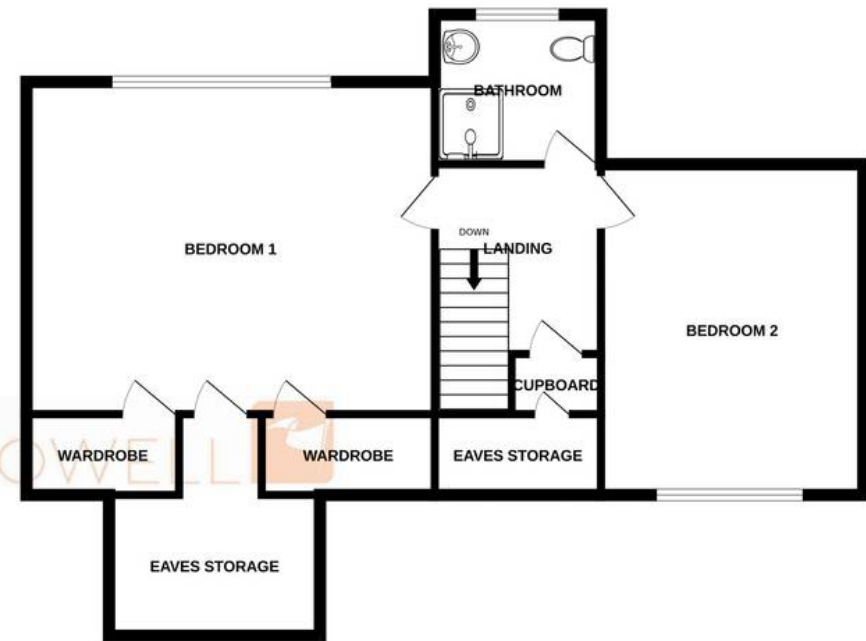




GROUND FLOOR



1ST FLOOR



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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