



SHEPHERDS GROVE PARK

IP31 2BN

£160,000

Located on the popular Woodland Park at Shepherds Grove in Stanton, this modern two-bedroom park home offers well-presented and spacious accommodation throughout. The home features two good-sized double bedrooms, with the master bedroom benefiting from an en-suite, together with a family bathroom. The bright and spacious sitting room provides a welcoming living space, complemented by a separate dining room and well-equipped kitchen. Outside, the property benefits from a wrap-around garden, driveway parking and a single garage. An excellent opportunity for those looking for a modern, low-maintenance home in a peaceful park setting.

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SHEPHERDS GROVE PARK

- Chain Free • Two Double Bedrooms • En-Suite To Master • Gas Fired Central Heating • Spacious Bright Sitting Room • Separate Dining Room • Modern Well Appointed Kitchen • Garage & Parking For One Car • Wrap Around Gardens • Look Inside With Our Virtual Tour!



Entrance Hall

Welcoming hallway with storage cupboards. Radiator.

Kitchen

Modern fitted kitchen with range of base, drawer and wall units with worktops over. Sink and drainer. Integrated appliances including oven and gas hob with extractor hood over, fridge/freezer and washer dryer. Window and door to rear, Radiator.

Sitting Room

Bright spacious room with bay windows to front and side, additional window to side. Feature fireplace with electric fire. Two radiators.

Dining Room

Opens into sitting room. Window to front, Radiator.

Bedroom 1

Double room with fitted bedroom furniture and walk in wardrobe. Window to rear. Radiator.

Walk In Wardrobe

Fitted with hanging rails. Radiator.

En-Suite

Suite comprising W.C, vanity wash basin and shower. Window to rear. Radiator.

Bedroom 2

Double room with fitted wardrobe. Bay window to front. Radiator.

Bathroom

Modern suite with W.C, vanity wash basin and shower. Window to front. Radiator.

Outside

Front Garden

Well presented front garden with lawn and shrub borders. Steps leading to front door. Driveway to side offering parking for one vehicle, leading to single garage.

Rear Garden

Pleasant gardens wrap around to both sides. Mainly laid to lawn with shrub borders and specimen trees.

Garage

Single garage with up and over door. Window to rear. Power and light.

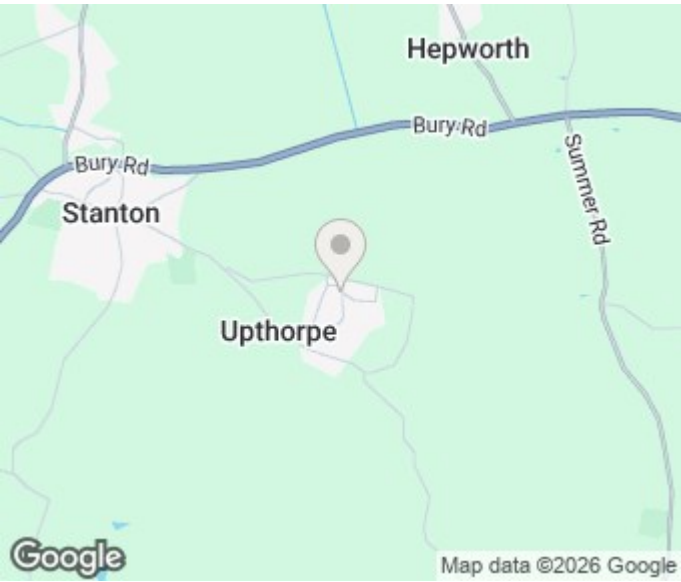
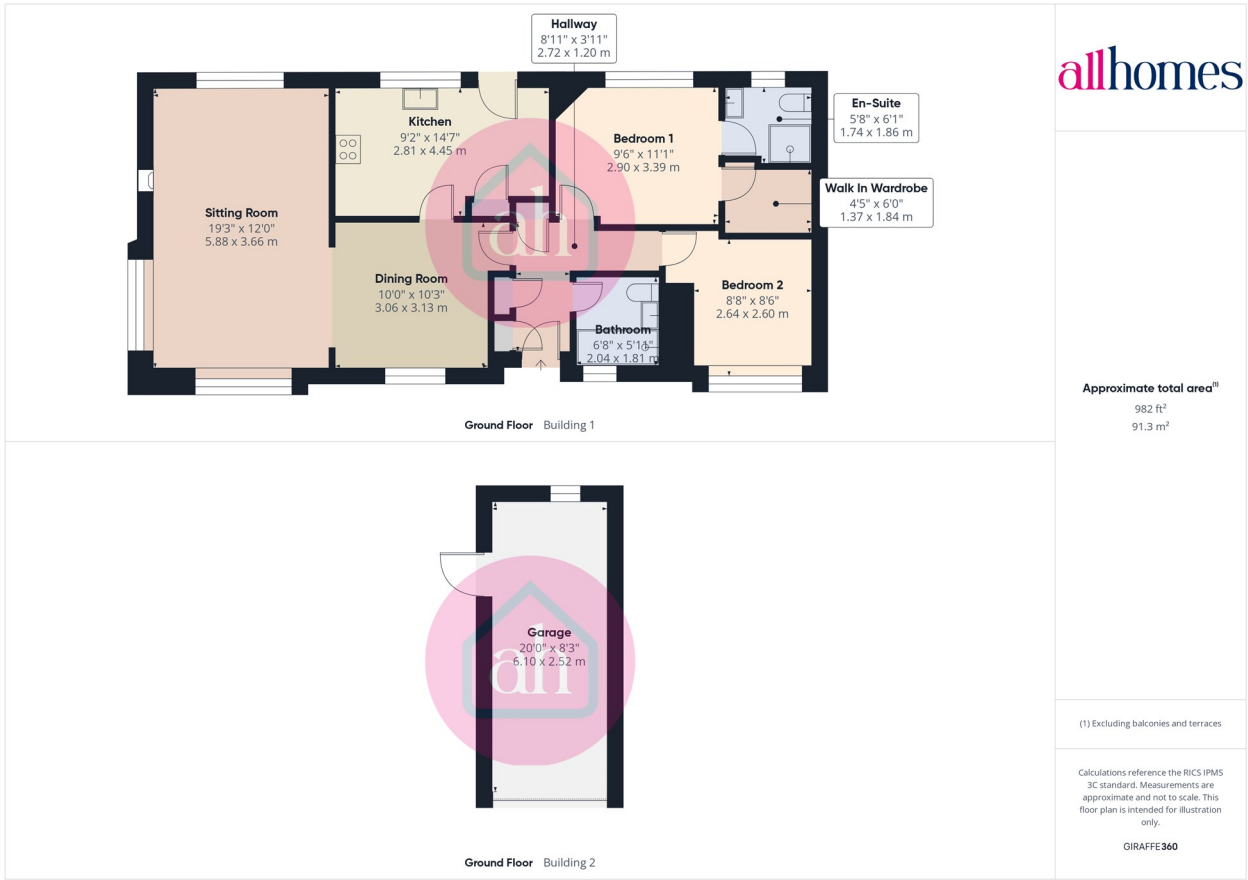
Agents Note

The home is a 2009 Country Home Woodland 45m x 20m
Pitch Fee £240.20pm including water excluding sewerage



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

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