



**27 The Crescent Allington Gardens, Allington,  
Lincolnshire, NG32 2DR**

**£139,995**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- 40' x 20' Park Home
- Ensuite & Main Bathroom
- Spacious Main Sitting Room
- Corner Plot
- Driveway & Garage
- 2 Bedrooms
- 2 Reception Areas
- Aspect Across Adjacent Fields
- Cul-De-Sac Location
- Over 55s Development

An opportunity to purchase a 40' x 20' Park Home tucked away in a favourable location at the end of a small cul-de-sac setting on a pleasant corner plot which benefits from a south westerly rear aspect across to adjacent fields.

The property would be ideal for those looking to downsize within this over 50s development located on the outskirts of this popular, pretty and well placed village.

The accommodation comprises a spacious open plan sitting room benefitting from French doors looking out across the garden and fields beyond which links through into a dining and, in turn, a fitted kitchen. A central hallway leads to a study area, two bedrooms, the main of which benefits from ensuite facilities, and separate shower room.

As well as the internal accommodation the property occupies a pleasant established plot with driveway and garage and gardens to all sides which have been landscaped for relatively low maintenance living but well stocked with a range of shrubs.

## 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

## KITCHEN

11'3" x 9'7" (3.43m x 2.92m)

Tastefully appointed with a generous range of wall, base and drawer units with glazed display cabinets and two runs of laminate preparation surfaces, one with inset composite sink and drain unit with chrome mixer tap, integrated appliances including Neff five ring gas hob, separate fan assisted oven, plumbing for washing machine and dishwasher, wall mounted Ideal gas central heating boiler concealed behind kitchen cupboard, double glazed window and a further door leading through into:

## DINING ROOM

10' x 8'4" (3.05m x 2.54m)

A well proportioned reception which is part open plan to the sitting room which combined creates an excellent, open plan, everyday living/entertaining space with delightful views through the sitting room and onto the fields beyond. The room having central heating radiator, coved ceiling and double glazed French doors.

A large doorway leads through into:

## SITTING ROOM

19'6" x 12'4" (5.94m x 3.76m)

A well proportioned light and airy reception benefitting from windows to two elevations including two pairs of French doors leading out onto a raised deck with a pleasant aspect across a landscaped and paddock beyond. The room having coved ceiling and two central heating radiators.

Returning to the dining room a further doorway leads through into:

## L SHAPED INNER HALLWAY

8'5" x 6'3" (2.57m x 1.91m)

Having built in airing cupboard, central heating radiator, access to loft void above and further doors to:

## STUDY AREA

Currently used as a study area but could be used as a utility space.

## BEDROOM 1

9'7" x 10' (2.92m x 3.05m)

A double bedroom benefitting from ensuite facilities, having a generous range of integrated furniture with built in wardrobes, overhead storage cupboards and matching side tables, central heating radiator, double glazed window and a further door leading to:

## ENSUITE SHOWER ROOM

6'7" x 4' (2.01m x 1.22m)

Having a modern suite comprising shower enclosure with wall mounted shower mixer, close coupled WC and pedestal washbasin, tiled walls with mosaic border inlay, shaver point and double glazed window.

## BEDROOM 2

10'3" x 9'11" (3.12m x 3.02m)

A further double bedroom having aspect to the front with built in wardrobes, central heating radiator and double glazed bay window.

## SHOWER ROOM

6'6" x 5'6" (1.98m x 1.68m)

Having a modern suite comprising double length shower enclosure with wall mounted

shower mixer and low maintenance panelled splash back, close coupled WC and pedestal washbasin, tiled splash backs with mosaic border inlay, central heating radiator and double glazed window.

### EXTERIOR

The property occupies an excellent position tucked away on a small close on a corner plot which offers a generous outdoor space, landscaped for relatively low maintenance living, having initial purple slate and gravelled borders with inset shrubs. The driveway provides off road car standing and, in turn, leads to the sectional garage with up an over door. A ramped pathway to the side leads up to the front door and, in turn, continues into the rear garden which benefits from a westerly aspect with delightful views across to an adjacent paddock. An initial decked area leads back into the main reception and has artificial lawn, purple slate and gravelled borders with inset shrubs with a further garden area to the side. In addition there is a useful metal storage shed.

### GARAGE

19'8" x 7'10 (5.99m x 2.39m)

A sectional garage having up and over door and power and light.

### 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.

### ADDITIONAL NOTES

The property has drainage, gas central heating and mains water. (information provided by vendor)

Please note this is an over 50's development.

Ground rent at the time of instruction (September 2025) is approximately £2,460 per annum

There are additional charges for water, gas and electric

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.

### 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:-

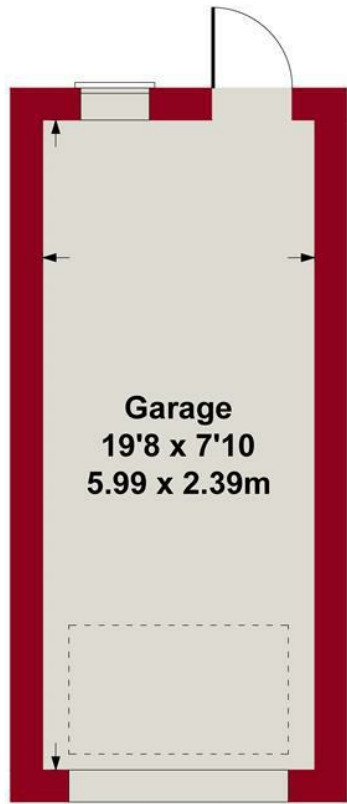
<https://www.gov.uk/search-register-planning-decisions>



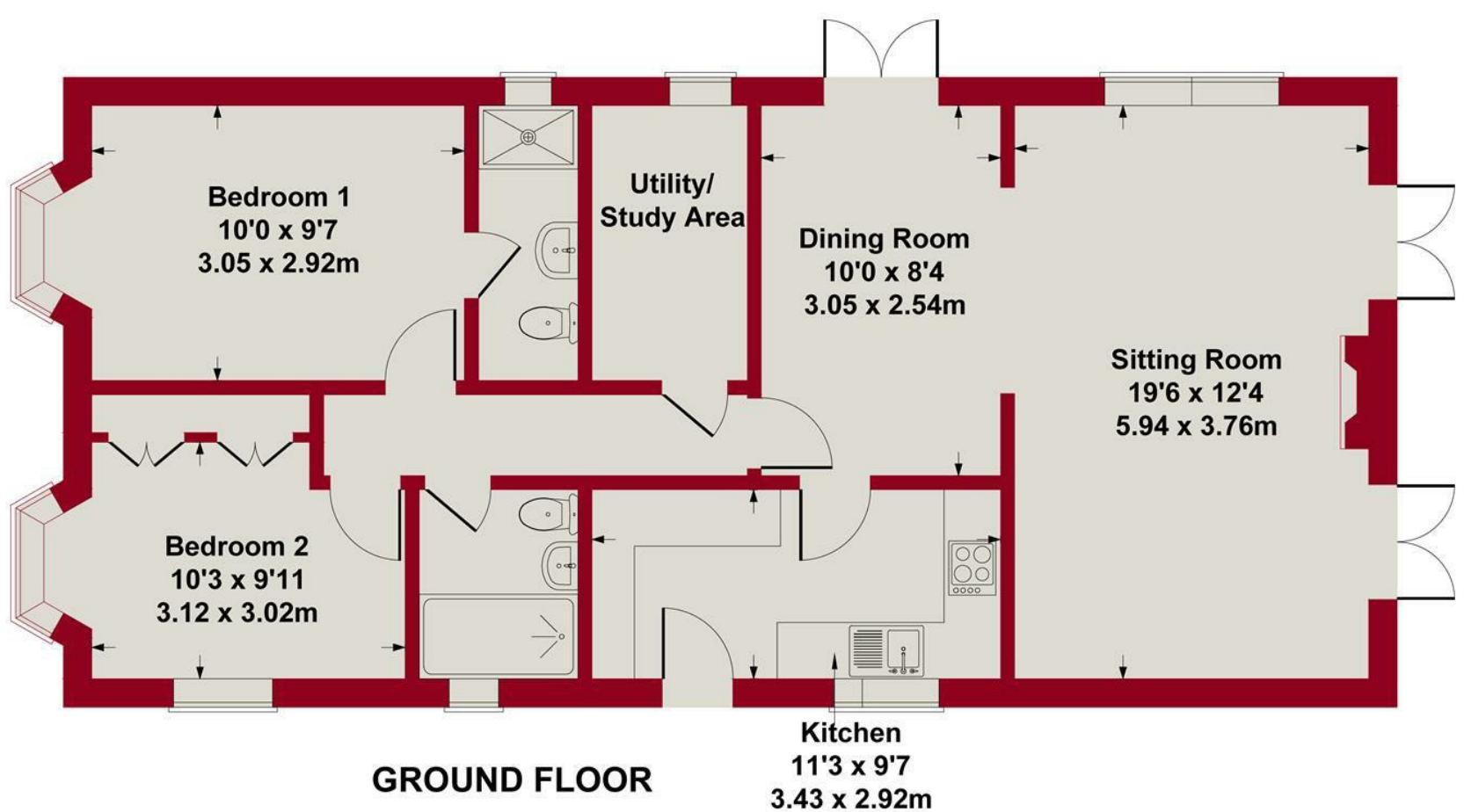








**GARAGE**



**GROUND FLOOR**

**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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*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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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Surveyors, Estate Agents, Valuers, Auctioneers