



35 Ainmoor Grange Country Park Mickley Lane  
Stretton ALFRETON



## Property Description

Hall and Benson are delighted to bring to the market this two double bedroom park home located on the popular Ainmoor Grange Country Park. The versatile accommodation briefly comprises; Hall, lounge/ diner, kitchen, bathroom, master bedroom with ensuite and bedroom two. The park home has central heating throughout and a fully serviced boiler. There is carpet flooring to the bedrooms and lounge/diner. The kitchen and bathrooms have laminate flooring. Offered for sale with no upward chain and fully furnished.

## Ainmoor Grange Country Park

Ainmoor Grange Country Park is a pet friendly residential park home estate for the over 45's.

## Hall

The home is entered by a entrance door into the hallway. Having storage cupboards and doors leading to;

## Lounge/ Diner

The 'L' shaped lounge diner has UPVC double glazed windows to all aspects, feature electric fireplace, carpeted flooring and door leading to;

## Kitchen

A high spec kitchen fitted with a matching

range of wall and base units with complementary work surfaces over. The integrated appliances include; dishwasher, brand new free standing washer dryer and microwave. Door leading to the outside.

## Bedroom One

A stylish and well-presented double bedroom benefiting from a light and airy feel, enhanced by floor-to-ceiling windows to the side elevation that allow plenty of natural light to flood the space. With fitted wardrobe with mirror doors providing storage space, spot lights and carpet flooring.

## Ensuite

A contemporary and well-appointed ensuite fitted with a modern three-piece suite comprising a walk-in shower enclosure with glazed screen and shower over, low-level WC, and a stylish wash hand basin set within a vanity unit. The space is finished with attractive marble-effect wall paneling and neutral décor, creating a clean and elegant feel. Further benefits include a wall-mounted mirror cabinet providing useful storage. Heated towel rail and window to the side elevation.

## Bedroom Two

With floor-to-ceiling windows to the side elevation, carpet flooring and spotlights.

## Bathroom

Fitted with a three-piece suite comprising a paneled bath with shower over and glass screen, low-level WC, and a stylish wash hand basin set within a vanity unit. Heated towel rail. The room is finished with attractive marble-effect wall paneling and neutral décor. A window allows for natural light and ventilation, while built-in storage provides practicality for everyday use.

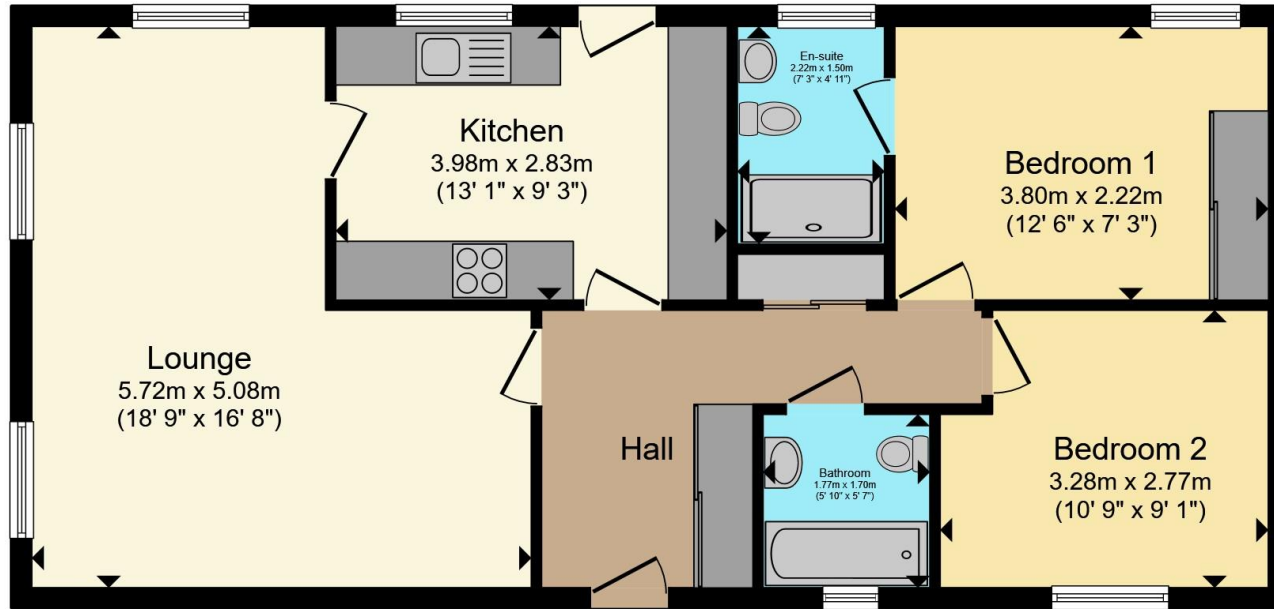
## Outside

The plot provides off road parking and lawned surround.









Total floor area 71.9 m<sup>2</sup> (774 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](http://www.propertybox.io)



To view this property please contact Hall & Benson on

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EPC Rating: Exempt  
 Council Tax Band: A

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Tenure:



We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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