



SHEPHERDS GROVE PARK, STANTON, IP31 2BN

£80,000

Situated in a peaceful woodland setting within a popular residential park for the over 50s, this three-bedroom park home offers a welcoming community right on your doorstep. Perfect for those seeking comfortable, spacious and low-maintenance living. The home features a generous sitting/dining room, a well-appointed kitchen, three bedrooms and a convenient bathroom. Outside, you will enjoy a wrap-around garden ideal for relaxing. The property also benefits from a garage and parking for one car. Positioned in an excellent spot within this friendly, well-served community.

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SHEPHERDS GROVE PARK

- No On Ward Chain- Detached Three Bedroom Park Home
- Located On A Residential Community For The Over 50'
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Well Appointed Kitchen
- Garage & Parking
- Modern Bathroom
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with a double storage cupboard and single storage cupboard. Radiator.

Sitting/Dining Room

Well-proportioned room with dual aspect windows to front and side enjoying plenty of natural light. Two radiators.

Kitchen

A range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Integrated electric oven with gas hob and extractor over. Space for washing machine, tumble dryer, undercounter fridge and freezer. Wall mounted boiler. Window to side and rear with door to side access.

Bedroom 1

Double room with built in wardrobes and overhead storage. Window to side. Two radiators.

Bedroom 2

With built in wardrobes and overhead storage. Window to side and radiator.

Bedroom 3

Window to rear and radiator.

Bathroom

WC and pedestal wash basin. Bath fully tiled with shower head over. Windows to rear and radiator.

Outside

The garden wraps around the home overlooking woodlands. Laid mainly to lawn border by shrub and flower beds with paved pathway around the property. Side gated access and access the pedestrian garage door.

Garage

Up and over door, window to rear and pedestrian door to garden. Power connected.

Agent's Note

The property is a Donnington Twin SL 36' x 20' and was built in 1980.

The pitch fee is £175.37 per month, and water is an extra £11.60 per month. Current fees are reviewed annually.

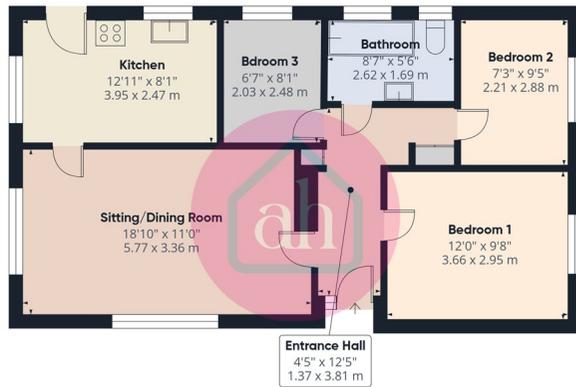
This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site and one car.

Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

SHEPHERDS GROVE PARK





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
830 ft²
77.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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