



**Connells**

Meadow View Allington Gardens  
Allington Grantham

# Meadow View Allington Gardens Allington Grantham NG32 2EH

for sale guide price  
**£80,000**



## Property Description

Connells are delighted to bring to the market this well presented 2 bedroom park home with a garage situated in the sort after village of Allington. Offering great transport links to the A1, This property comprises of lounge, dining room, kitchen, shower room and two bedrooms and a separate w.c.. Externally the property has landscaped gardens with access to the garage from the front. To the rear there is a lawned area with a patio area and mature shrubs. Viewings are highly recommended! Being sold with no onwads chain.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Notes

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

## Ground Floor

### Entrance Hall

With doors leading to the kitchen, storage cupboard, w.c and the living room.

### W.C

With a window to the side, radiator, low level w.c, wash hand basin with a vanity cupboard below and tiled splashbacks above.

### Lounge

14' 11" x 11' 4" ( 4.55m x 3.45m )

With a bay window to the side, carpet, radiator and open plan access to the dining area.

### Dining Area

9' 11" x 7' 1" ( 3.02m x 2.16m )

With a window to the side, carpet, radiator and doors leading to the kitchen and the inner hall.

### Kitchen

11' 1" x 9' 7" ( 3.38m x 2.92m )

With a bay window to the front, cream units to the floor and eye level, built in electric oven, gas hob with extractor fan above, space and plumbing for washing machine and dishwasher, door leading to the rear garden.

### Inner Hall

With doors leading to the shower room and two good sized bedrooms.

### Shower Room

With a window to the side, double shower cubicle, low level w.c, wash hand basin and a radiator.

### Bedroom One

10' 9" x 9' 7" ( 3.28m x 2.92m )

With a window to the side, carpet, radiator, built in wardrobes.

### Bedroom Two

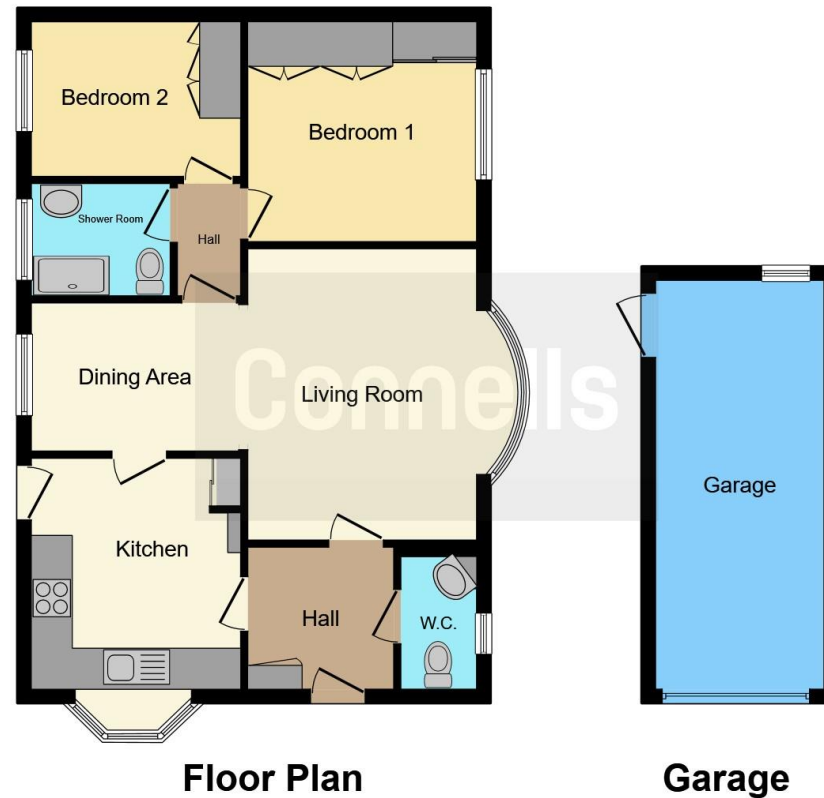
9' 7" x 7' 3" ( 2.92m x 2.21m )

With a window to the side, carpet, radiator, built in wardrobes.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
 GRANTHAM NG31 6PR

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/GRM308997](http://connells.co.uk/Property/GRM308997)**

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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