



Connells

Rowan Way Allington Gardens
Allington Grantham

Rowan Way Allington Gardens Allington Grantham NG32 2FJ

for sale guide price
£120,000



Property Description

Connells are delighted to bring to the market this stunning 2 bedroom park home situated in the sort after village of Allington. Offering great transport links to the A1, This property is not to be missed!

This park home comprises of entrance hall, lounge, dining room, kitchen, wet room, two good size bedrooms with en-suite to the master room.

Allington Gardens Park Allington Gardens Park is a residential park home community specifically designed for those aged 50 and over. A short stroll away are amenities like a traditional pub, post office, and a doctor's surgery in the village of Allington.

Grantham, is a market town, only miles away and offers shops, restaurants, cafes, and broader facilities. Excellent transport links 2 miles from the A1, and Grantham railway station provides direct trains to London and northern destinations.

This property is not to be missed! Call today for more details! 01476590050

Ground Floor

Entrance Hall

With doors leading to the dining room, two good size bedrooms, wet room, storage cupboard. Radiator.

Lounge

19' 8" x 13' 6" (5.99m x 4.11m)

With uPVC double glazed window to the rear and side, electric fireplace, carpet, archway leading to the dining room.

Dining Room

9' 10" x 8' 5" (3.00m x 2.57m)

With uPVC double glazed window to the side, carpet, doors leading to the entrance hall, kitchen, archway leading to the lounge.

Kitchen

10' 7" x 9' 6" (3.23m x 2.90m)

With uPVC double glazed window to the side, doors leading to the dining room and the side of the property. Range of eye and base level units, space and plumbing for a washing machine, space for free standing appliances, stainless steel sink, integrated gas oven and hob with extractor fan above, storage cupboards.

Wet Room

With uPVC double glazed window to the side, wet area with shower above, low level w.c, wash hand basin, heated towel rail.

Bedroom One

12' 6" x 9' 6" (3.81m x 2.90m)

With uPVC double glazed window to the front, fitted wardrobes, doors leading to the entrance hall and the en-suite.

En-Suite

With uPVC double glazed window to the side, heated towel rail shower cubicle, low level w.c, wash hand basin.

Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m)

With uPVC double glazed window to the side, built in wardrobes.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









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

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/GRM309135

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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