



**Larch Avenue, Allington Gardens, Allington, Grantham NG32 2FG**



**welcome to**

**Larch Avenue, Allington Gardens, Allington, Grantham**

GUIDE PRICE £85,000 - £95,000 - With outdoor space and parking situated on the very popular Allington Gardens site. This lovely home boasts a porch/entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom. and very easy access to the A1 and A52.



**Entrance Porch/Hall**

4' 8" x 10' 7" ( 1.42m x 3.23m )

Front door leading to the lounge and kitchen, storage and boiler.

**Lounge/diner**

14' 4" x 18' 8" ( 4.37m x 5.69m )

L-Shaped room with dual windows, fire place with electric fire and french doors leading out to the rear garden.

**Kitchen**

9' 3" x 10' 5" ( 2.82m x 3.17m )

Window to the front aspect, cooker, gas hob and space for dishwasher and washing machine.

**Bedroom One**

9' 4" x 10' 3" ( 2.84m x 3.12m )

Master leading to a dressing area and ensuite.

**Ensuite**

With shower cubicle, wash hand basin, and low level WC.

**Bedroom Two**

10' 9" x 9' 4" ( 3.28m x 2.84m )

With two fitted cupboards either side of the bed space.

**Bathroom**

Toilet, wash hand basin, bath with shower over and narrow cupboard for storage.

**Outside Description**

Single garage to the side and gardens.

**Agents Note:**

Pitch Fees - £140.14 P.Mth

Water - £20.60 P.Mth

Electric - Metered and charged through Berkeley Parks



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welcome to

## Larch Avenue Allington Gardens, Allington Grantham

- Detached park home
- Good size lounge/diner
- Two double bedrooms
- Village location
- 

Tenure: EPC Rating: Exempt

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.

guide price

**£85,000 - £95,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
GST111176 - 0010

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