



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



**welcome to**

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

GUIDE PRICE £80,000 - £90,000 - 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:**

This is a leasehold property and fees are reviewed annually in January

Pitch Fees - £140.14 P.Mth - Approx

Water - £20.60 P.Mth - Approx

Electric - Metered and charged through Berkeley Parks



***view this property online*** [williamhbrown.co.uk/Property/GST111176](http://williamhbrown.co.uk/Property/GST111176)



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

**£80,000 - £90,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST111176](http://williamhbrown.co.uk/Property/GST111176)



Property Ref:  
GST111176 - 0014

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**