





welcome to

Meadow View, Allington Gardens, Allington, Grantham

GUIDE PRICE *£100,000 - £110,000* Spacious two bedroom detached park home in the village location of Allington, approximately 3 miles from Grantham, the home comprises of lounge, dining area, kitchen, two bedrooms one with ensuite, bathroom and outside boasting a large low maintenance paved garden.













Entrance Hall

With a cupboard for storage, carpeted and a radiator.

Lounge

11' 1" x 15' (3.38m x 4.57m)

With a bow window to the front aspect, fireplace with electric fire, carpeted, coving to the ceiling, a radiator and open into the dining area.

Dining Area

8' 1" x 8' 2" (2.46m x 2.49m)

With a bow window carpeted, coving to the ceiling and a radiator.

Kitchen

15' 5" x 6' 5" min (4.70m x 1.96m min)

Having white units at both floor and eye level with grey worktops over, double Neff Oven with gas hob, tiled splashbacks, vinyl flooring and built in dishwasher.

Bedroom One

10' x 9' (3.05m x 2.74m)

With a window to the rear aspect, carpeted, coving to the ceiling and a radiator and doors leading into the en-suite and dressing area.

En-Suite

With a window to the rear aspect, shower cubicle with mains shower, pedestal wash hand basin, low level WC, extractor fan, part tiling to the walls and vinyl flooring.

Bedroom Two

11' 4" x 9' 4" (3.45m x 2.84m)

With a window to the front aspect, fitted wardrobes and drawers, carpeted, coving to the ceiling and a radiator.

Wet Room

6' 2" x 6' 9" (1.88m x 2.06m)

With a window to the front aspect, electric shower, vanity sink unit, low level WC, vinyl flooring and shaver point.

General Description Outside

The home boasts a garage with electric door 9' 2" x 19' 6", and low maintenance gardens to the rear. To the front there are raised planters and steps leading up to the front door.

Agents Note:

Leasehold Information - Berkeley Parks - 01400 282033 Pitch Fee £145 p.month Water £20.50 p.month/fixed fee





welcome to

Meadow View Allington Gardens, Allington Grantham

- Detached Two Bedroom Park Home
- Beautifully Maintained
- En-Suite and Bathroom
- Low Maintenance Gardens
- 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

£100,000 - £110,000









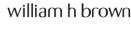
Larch Ave

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST111474



Property Ref: GST111474 - 0006 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.





01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire, NG31 6NN



williamhbrown.co.uk

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.