



Meadow View, Allington Gardens, Allington, Grantham NG32 2EH

welcome to

Meadow View, Allington Gardens, Allington, Grantham

GUIDE PRICE £140,000 - £145,000 - Looking for a beautiful home with lots of space and garden, then LOOK NO FURTHER!! Set within a generous size plot within this very popular over 50's retirement village. Call us today to arrange a viewing, before it is gone.



Entrance

UPVC glazed front door leading into the utility room.

Utility Room

7' 2" x 5' 4" (2.18m x 1.63m)

With worktop with cream coloured cupboards beneath and at eye level, plumbing for automatic washing machine, space for a dryer, fridge freezer, wall mounted boiler. Coving and spotlights to the ceiling. Radiator, laminate floor and archway, providing open plan access to the kitchen.

Dining Kitchen

19' 5" x 9' 6" (5.92m x 2.90m)

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)

Having a range of cream coloured units at both floor and eye level providing lots of storage space, with marble effect worktops over and white tiled splashbacks. There is a white sink unit with single drainer and mixer tap, Space for an electric or gas cooker, spotlights to the ceiling, window to the front aspect, laminate floor and open plan access to the dining area.

Dining Area

9' 6" x 9' 2" (2.90m x 2.79m)

With French doors opening out onto the rear Veranda. A radiator, picture rails, feature beams to the ceiling, glazed door leading to the inner hallway, and glazed double doors leading through to the main formal lounge.

Lounge

19' 5" x 10' 7" (5.92m x 3.23m)

This generous size full length lounge has a pretty bow window to the front aspect, and two further windows to the side aspect. Two radiators. Feature wood Adam style fireplace with inset electric fire, marble inset and hearth. Picture rails to the walls and feature beams to the ceiling.

Inner Hallway

With part glazed door leading out to the rear veranda. Coving to the ceiling. Radiator. Picture rails. Door leading to the airing cupboard which has shelving.

Bedroom One

13' 3" x 9' 5" (4.04m x 2.87m)

This master bedroom is beautifully presented and is of a generous size with a pretty bow window overlooking the front gardens. Radiator. Cupboards built over the bed. Television aerial point. Coving to the ceiling. Fan light to the ceiling. Doors leading to the ensuite, shower room and the dressing room.

Ensuite Shower Room

With a shower cubicle, pedestal wash hand basin, low level WC, radiator. Fully tiled walls, coving to the ceiling, extractor fan, and window to the front aspect. Laminate flooring.

Dressing Room

This walk-in spacious dressing room has built-in shelving and hanging rails. Coving to the ceiling and lighting.

Bedroom Two

9' 6" x 8' 8" min (2.90m x 2.64m min)

This double bedroom has a range of built-in cupboards and wardrobes, window to the rear aspect, a radiator and coving to the ceiling.

Study

6' 7" x 5' 8" (2.01m x 1.73m)

With coving to the ceiling, window to the rear aspect and a radiator.

Family Bathroom

Comprising of a white suite. Bath with shower head fittings, low-level WC, vanity sink unit with cupboards below. Radiator. Fully tiled walls. Extractor fan. Window to the rear aspect and coving to the ceiling.

Description Outside

Set in a good size plot (larger than average on this park homes development) The garden is mainly laid to lawn with lots of decorative flower beds and borders to all four sides of the park home.

With a beautiful raised veranda with wrought iron surround fencing for outside dining immediately beyond the doors from the dining area.

The park home also benefits from a single detached garage which has an up and over door and a side personal door, there is also a shed that is within the gardens of the property.

To the front the gardens are beautifully landscaped with a range of decorative shrubs and borders and ornamental trees. The garden is surrounded by low level decorative hedging. There is a driveway to the side for further off-road parking and leading to the garage.

Agents Notes

Pitch Fees - £145 p.mth

Water - £14.68 p.mth

Elec - £23.33 p.mth

The garage is featured to the left of the property, not on the right as the floor plan shows.



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welcome to

Meadow View Allington Gardens, Allington Grantham

- THREE BEDROOM PARK HOME
- PRESENTED TO A VERY GOOD STANDARD THROUGHOUT
- GARDENS TO ALL SIDES
- MOVE IN READY
- IN A VERY POPULAR 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

£140,000 - £145,000



Floor Plan



Garage



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112134 - 0004

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