



The Green, Allington Gardens, Grantham NG32 2FL

welcome to

The Green, Allington Gardens, Grantham

GUIDE PRICE £95,000-105,000 - Somerton style parkhome in a popular village location. Beautifully presented throughout and offering a lounge/diner, kitchen, two bedrooms and bathroom. Externally there is a rear garden with patio, and concrete built shed for storage.



Entrance Hall

Part glazed door into the entrance hall which is fitted with a radiator, coving to the ceiling and provides access into the cloaks cupboard.

Lounge

L-Shaped room 17' 4" max x 18' max reducing to 11' 6" (5.28m max x 5.49m max reducing to 11' 6".

This L-shaped room benefits from a feature stone fireplace with an electric living flame fire and three windows to the front and side aspects. Three radiators, tv point and telephone point, high fibre internet connection point and coving to ceiling.

Kitchen

13' 6" x 8' 8" (4.11m x 2.64m)

The kitchen is fitted with a range of cream coloured units and drawers with speckled grey worktops above, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks. Built in electric oven with gas hob and extractor hood above, space for appliances and fridge/freezer and a wall mounted cupboard housing the boiler, radiator, window to the side aspect and a part glazed door out to the garden.

Bedroom One

10' 5" x 8' 10" (3.17m x 2.69m)

Bedroom one has a window to the rear aspect with a radiator and fitted wardrobes.

Bedroom Two

8' 10" x 9' 1" max (2.69m x 2.77m max)

The second bedroom is fitted with wardrobes and window to the rear aspect with a radiator below.

Family Bathroom

Fitted with a three piece suite comprising of a bath with shower over, pedestal wash hand basin and a low level WC. The bathroom also has part tiling to the walls, a radiator, coving to the ceiling and a window to the side aspect.

External Description

Externally the property benefits from a blocked paved parking space with gated side access to the property which has a concrete section built shed for storage and a paved patio area to the rear.

Agents Note:

Please note this property is leasehold and site charges are applicable - Reviewed Annually in January

Pitch Fee - £239.70 Pmth

Service Charges - Water metered Fixed Rate - £24.90 Pmth

Electric metered by Berkeley Parks - Approx £40 pmth

Gas metered and charged on usage

One vehicle and one small pet allowed



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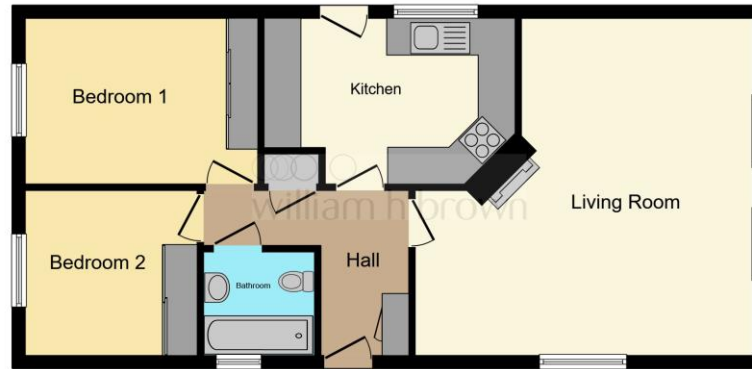
- 36 x 20 Double Unit
- Somerton Style Park Home
- Lounge and Kitchen
- Two Bedrooms
- Parking Space and Rear Garden

Tenure: EPC Rating: Exempt
Council Tax Band: A

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

£95,000 - £105,000



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Property Ref:
GST112105 - 0006

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Please note the marker reflects the
postcode not the actual property