

The Hawthorns, Allington Gardens, Allington, Grantham NG32 2FS

william h brown

welcome to

The Hawthorns, Allington Gardens, Allington, Grantham

OFFERS IN EXCESS OF - £120,000 - Very well presented park home with beautiful field views on a corner plot, facing towards the village of Allington. This spacious property has been well maintained, with an L-shaped lounge/diner, kitchen with utility and versatile room space. Viewing is Essential.













Utility Room

9' 5" x 5' 7" (2.87m x 1.70m)

UPVC door leading into the utility area to the side of the park home.

With a range of fitted wood grain units at both floor and eyelevel with work services over. Stainless steel sink unit with a drainer and a mixer tap, decorative tiled splashbacks and a radiator. Door leading to a cupboard which houses the boiler which is a VieSSMANN and an archway leading through to the kitchen. There is space for an appliance.

Kitchen

10' 1" x 7' 5" (3.07m x 2.26m)

With a window to the side aspect the kitchen offers a good range of wood grain units at both floor and eyelevel with work surfaces over and decorative tiled splashbacks. White one and a half sink unit with a single drainer and a mixer tap over. Integrated fridge freezer space for a washing machine. Built-in electric oven at eyelevel. Four gas hob and extractor hood above. Soft vinyl flooring. Coving to the ceiling and a door leading to the lounge/dining area.

Lounge/Dining

18' 2" x 10' 7" (5.54m x 3.23m)

The Lounge/dining area which is all open plan has a feature fireplace and built-in electric fire. Two radiators. Windows to two sides and french doors leading to the garden. Picture rails to the walls, coving to the ceiling and glazed door leading into the inner hallway. The dining area size is 8' 6" x 7' 8"

Inner Hallway

With a radiator, picture rails to the walls, and two doors leading to storage cupboards.

Master Bedroom

9' 5" x 9' 6" (2.87m x 2.90m)

Master bedroom has fitted dresser units, a radiator, coving to the ceiling, and a television aerial point. Pretty leaded light bow window to the side and doors leading to the dressing room and to the ensuite.

En-Suite Shower Room

With a shower cubicle, low level WC, pedestal wash hand basin, a radiator, and obscure window to the side aspect. Coving to the ceiling and an extractor fan.

Dressing Room

This dressing room has fitted shelving with hanging rails, coving to the ceiling, lighting and housing the consumer unit.

Bedroom Two

9' 6" x 9' 5" max (2.90m x 2.87m max) This double size bedroom has a pretty leaded light bow window with field views. A range of fitted dresser units and wardrobe space, a radiator, coving to the ceiling and fitted shelving to one wall.

Shower Room

6' 5" x 5' 10" (1.96m x 1.78m)

Newly fitted shower room has a semi circular shape shower cubicle with a waterfall shower head. Fitted vanity sink unit with cupboard below, low-level WC, extractor fan, and a radiator.

Obscure window to the rear aspect, coving and spotlights to the ceiling, and mermaid boarding to all walls for easy maintenance.

Office

5' 8" x 5' 2" (1.73m x 1.57m) Office with a leaded light window with field view to the rear. Built-in shelving unit and desk, and coving to the ceiling.

General Description Outside

To all sides of the property there is a garden area, with low-level hedging to the rear and stunning field views beyond, looking out towards Allington Village. To the side of the property, there is a paved patio area for outside dining.

There is a single garage with up and over door with lighting, this is located to the left hand side of the park home and not as the floor plan to the right.

Agents Note:

Current Pitch Fees - £170.86 p.month Water Fees - £20.60 P.month

Electric supply - charged by Berkeley Parks on usage Mains Gas Supply on usage

1 x small pet and 1 car allowed on site





welcome to

The Hawthorns Allington Gardens, Allington Grantham

- Spacious Park Home
- L-Shaped Lounge/Diner & Study
- Kitchen with Large Utility
- Two Bedrooms
- En-Suite, Dressing Room and Shower Room

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.

offers in excess of

£120,000





view this property online williamhbrown.co.uk/Property/GST112096



Property Ref:

GST112096 - 0007

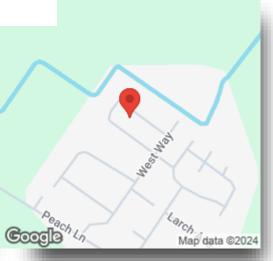
would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Lounge/Dining Area





Please note the marker reflects the postcode not the actual property

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