



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



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 en-suite.

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



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112096 - 0007

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