

Peach Close, Allington Gardens, Allington, Grantham NG32 2FE

welcome to

Peach Close, Allington Gardens, Allington Grantham

GUIDE PRICE £130,000 - £140,000 - Two double bedroom 40 x 20 park home set on the outskirts of this very popular retirement complex. With an en-suite to the master bedroom, super size lounge/dining room and kitchen. Single garage and wrap around gardens with field views. Viewing is a Must !!













Entrance

Entering the property through a part glazed uPVC door into the entrance hall, with a radiator, wood effect laminate flooring, door to a storage cupboard, and doors leading through to the lounge, shower room and two bedrooms.

Lounge/Diner

20' 6" max x 19' 4" max (6.25m max x 5.89m max) This beautiful L shaped lounge diner is dual aspect giving so much light with two windows to the side aspect and one window to the front aspect. Feature Adam style fireplace with inset electric fire, and hearth, three radiators, wood effect laminate flooring, coving to the ceiling and space for a dining suite. Two doors giving access through to the kitchen.

Kitchen

13' 1" max x 9' 3" max (3.99m max x 2.82m max) Boasting a range of wood effect units to both the floor and eyelevel with dark speckled work surfaces over. Inset stainless steel sink unit with single drainer, mixer tap and splash backs to the walls. Built in electric oven and gas hob with extractor hood above. Plumbing for an automatic washing machine and dishwasher and space for fridge-freezer. Coving to the ceiling, vinyl wood laminate flooring, window to the side aspect, a radiator and uPVC part glazed door leading out to the rear aspect.

Master Bedroom

12' 1" x 9' 5" (3.68m x 2.87m)

This double bedroom has a range of built in wardrobes and dressing table, a radiator, coving to the ceiling, wood effect laminate flooring, door leading through to the en-suite and window to the rear aspect with views.

En-Suite

Three piece suite comprising corner shower cubicle, pedestal wash hand basin and low level WC. Window to the side aspect, heated towel rail, coving to the ceiling, tile effect laminate flooring and part tiling to the walls.

Bedroom Two

9' 4" x 9' 1" (2.84m x 2.77m)

This double bedroom has built-in wardrobe, wood effect laminate flooring, coving to the ceiling, a radiator, and window to the front aspect.

Shower Room

Three piece suite comprising of corner shower cubicle, vanity sink unit with storage and low level WC. Tile effect laminate flooring, part tiling to the walls, extractor fan, heated towel rail and a window to the front aspect.

General Description Outside

There are lovely wrap around gardens to all sides of the park home, with a feature seating area for outdoor dining. Lawned garden to the side with hedging and mature shrubs, a further gravelled area to the front and access to the single garage. To the rear of the garage there is a paved area perfect for pots or another seating area. Surrounded by fencing the garden is private with open field views.

Agents Note:

Please note this property is leasehold and site charges are applicable.

Pitch & Water Fees - TBA revised 01/25 Elec - Metered through the park - dependent on usage Gas - Metered





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Peach Close Allington Gardens, Allington Grantham

- 40 x 20 Detached Park Home
- L-Shaped Lounge/Diner
- En-Suite to the Master and Shower Room
- Two Double Bedrooms
- Landscaped Gardens to the Front and Rear Views to the Rear

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.



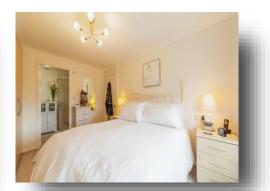


Garage

guide price

£130,000 - £140,000







Peach Ln Hand Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: GST112120 - 0005 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.





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