



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



**welcome to**

**Meadow View, Allington Gardens, Allington, Grantham**

\*GUIDE PRICE £130,00 - £140,000\* - Fantastic opportunity to purchase this immaculately presented park home. Benefitting from a newly fitted kitchen, two bedrooms, one with en-suite and bathroom. Gardens to three sides, patio area, garage and open country views.



### Entrance Hall

Entering the property through a part glazed door at the front of the property, there are doors leading to the lounge/diner, kitchen, cloakroom and LVT wooden effect flooring.

### Cloakroom

Having a cloakroom facing the front aspect with LVT flooring, vanity sink unit, low level WC and a radiator.

### Lounge/Diner

17' x 19' max ( 5.18m x 5.79m max )

With a lovely large bow window to the side aspect, coving to the ceiling, two radiators and patio sliding doors to the garden with open field views and LVT flooring.

### Kitchen

12' 1" x 9' ( 3.68m x 2.74m )

This L-shaped kitchen with dual aspect windows to the front and side aspects, comprises of bespoke white units at both floor and eye level with light grey wooden effect worktops over and black sink with mixer tap. There is an integrated double oven, hob, extractor hood, and fridge freezer with spotlights to the ceiling, space for a dishwasher and washing machine. LVT flooring and doors leading to the inner hallway and out to the side aspect.

### Inner Hallway

With doors leading to the bedrooms and bathroom

### Master Bedroom

11' x 9' max ( 3.35m x 2.74m max )

With a window to the side aspect, fitted mirrored wardrobes, LVT flooring, a radiator and door into the en-suite.

### En-Suite

With a window to the rear aspect, shower shower with jets, mermaid boarding, vanity sink unit with storage, low level WC, LVT flooring and a radiator.

### Bedroom Two

9' max x 10' 1" ( 2.74m max x 3.07m )

With a window to the rear aspect, fitted mirrored wardrobes, coving to the ceiling, LVT flooring and a radiator,

### Bathroom

With a window to the side aspect, Jacuzzi bath with shower attachment off, vanity sink unit, low level WC, extractor fan, LVT flooring and a radiator.

### General Description Outside

On approaching the front of the property there is a block paved driveway and pathway, off road parking and single garage. Gardens to all three sides with Veranda off the lounge/diner onto a porcelain patio. To the side, there are steps down to a gravelled area with an abundance of mature shrubs, flowers and stunning open field views. The front is lawned and gated to the right hand side giving access. Garage 19' 9" x 7' 11", There is also a shed that will stay.

### Agents Note:

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

Pitch Fee - £157.69 pmth

Service Charges - Water - £20.60 pmth

Electric metered by Berkeley Parks - Approx £40 pmth



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## Meadow View Allington Gardens, Allington Grantham

- Detached Park Home
- Modern Fitted Kitchen
- Two Bedrooms
- Bathroom, En-Suite and Cloakroom
- Beautiful Gardens and Countryside Views

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

**£130,000 - £140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST112523 - 0004

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