



**Rowan Way, Allington Gardens, Allington, Grantham NG32 2FJ**



**welcome to**

**Rowan Way, Allington Gardens, Allington, Grantham**

William H Brown are pleased to bring to the market this BRAND NEW park home. The property is situated on the VERY POPULAR over 50's retirement site of Allington Gardens, in a VILLAGE LOCATION, great for transport links and is FULLY FURNISHED inside. Viewing Highly Recommended.



### Entrance Hall

With modern UPVC door leading into the entrance hall, which has a radiator coving and spotlights to the ceiling and newly fitted carpet.

### Lounge

12' 8" x 11' ( 3.86m x 3.35m )

With an altered ceiling, which has coving and spotlights, french doors out to the rear of the property with stunning open field views. Decorative electric fireplace with a surround. Window to side aspect, radiator, decorative shelving and newly fitted carpets.

### Dining / Kitchen

13' 2" x 11' ( 4.01m x 3.35m )

This beautiful new kitchen has cream coloured units at both floor and eye level, Built-in electric double oven at eye level with a gas hob and extractor hood above. Integrated fridge and freezer and washing machine.

Stainless steel sink unit with a single drainer and mixer tap over. Built-in cupboards floor to ceiling for extra storage space, window to the side aspect and glazed door to the side aspect. Soft vinyl with grey wood effect flooring, coving and spotlights to the ceiling. Dining area.

### Bedroom One

9' 5" (minimum) x 9' 4" (to front of the wardrobes) ( 2.87m (minimum) x 2.84m (to front of the wardrobes) )

This bedroom is a good size double with fitted wardrobes to one wall and shelving. Radiator coving and spotlights to the ceiling and window to the side aspect.

### Bedroom Two

8' 9" x 8' 2" ( 2.67m x 2.49m )

A range of fitted wardrobes, dresser unit and bedside cabinets. Window to the rear aspect, radiator and coving and spotlights to the ceiling.

### Family Bathroom

6' 3" x 6' ( 1.91m x 1.83m )

Comprising a bath with a shower over, vanity sink unit with drawers beneath, low-level WC. Heated towel rail, part tiling to the walls, extractor fan. Window to the rear aspect and light grey soft vinyl flooring.

### General Description Outside

Three sides have newly turf lawn gardens. Single garage with an up and over door and a side personal. Beautiful stunning field views to the rear of the property.

### Agents Note:

Leasehold property with charges applicable reviewed annually.

Current Pitch Fee - £237 pmth

Service charges - Water - £20.60 pmth

Electric - metered through Berkeley Parks - Approx £40 pmth



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welcome to

## Rowan Way Allington Gardens, Allington Grantham

- Brand New 50' x 12' Park Home
- Beautiful Lounge Facing Open Fields
- Two Bedrooms
- Allington Gardens Over 50's Retirement
- Fully Furnished

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.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112373 - 0005

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