



Rowan Way, Allington Gardens, Grantham NG32 2FJ



welcome to

Rowan Way, Allington Gardens, Grantham

FULLY FURNISHED BRAND NEW park home on the very popular over 50's site of Allington Gardens. Spacious accommodation with beautiful fitted kitchen and outdoor space. Great transport links to the A1 and A52. 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

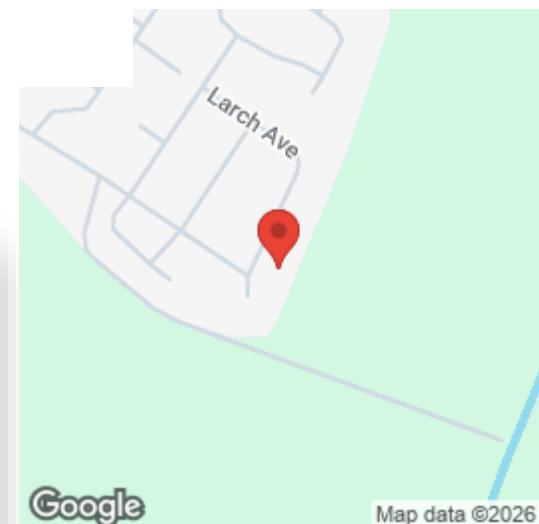
Tenure: EPC Rating: Exempt

Council Tax Band: A

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.



£159,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
GST112373 - 0008

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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