



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

welcome to

Meadow View, Allington Gardens, Allington, Grantham

GUIDE PRICE *£130,000-£140,000* - Wessex style park home situated on the sought after retirement complex of Allington Gardens, comprising of entrance hall, lounge and dining kitchen, en-suite to the master and bathroom. Well presented throughout so viewing essential.



Entrance

Entering the property through a part glazed door leading into an entrance porch, with coving to ceiling, radiator, window to the front aspect and double doors giving access to the storage room/ cloak cupboard.

Lounge

15' 3" extending to 19' 5" x 13' 11" (4.65m extending to 5.92m x 4.24m)

This lovely bright L-shaped lounge has a feature Adam style fireplace with electric fire, three windows and French doors leading out onto a patio at the rear of the property. Decorative wall lights, TV aerial point, two radiators and double glazed doors leading to the kitchen diner.

Kitchen Diner

19' 5" x 11' max (5.92m x 3.35m max)

With a window to the rear aspect this open plan dining kitchen boasts a range of cream coloured units at both floor and eye level with work surfaces over. Built in electric oven and gas hob with extractor fan above. One and a half stainless steel sink unit with drainer and mixer tap. Fitted breakfast counter, integrated fridge-freezer and integrated washer/dryer. Wood effect laminate flooring, part glazed door leading out to the gardens and door leading into the inner hallway.

Inner Hallway

With a radiator, hatch access to the loft (which vendor advises is part boarded), coving to ceiling and door leading into the boiler cupboard with storage space.

Master Bedroom

9' 10" to front of wardrobes x 9' 5" max (3.00m to front of wardrobes x 2.87m max)

This double bedroom has two fitted double wardrobes, fitted dressing unit with two sets of drawers and window to the front aspect. TV point, carpet, coving to ceiling and a radiator. Door leading through to the en-suite.

En-Suite

With a window to the front aspect, and comprising of a shower cubicle with no shower (not in use), pedestal wash hand basin and low level WC. Coving to ceiling, tiled splash backs to the walls, a radiator, extractor fan and tile effect flooring.

Bedroom Two

9' 7" max x 8' 6" max (2.92m max x 2.59m max)

With a window to the side aspect, this double bedroom has a built in double wardrobe, carpet, coving to ceiling and a radiator.

Bathroom

6' 7" max x 5' 6" max (2.01m max x 1.68m max)

Comprising of a walk-in shower cubicle, pedestal wash hand basin, low level WC. Tiling to the walls, a towel radiator, coving to ceiling, tile effect laminate flooring and door leading to a further storage cupboard with shelving.

General Description Outside

Approaching the property, the gardens are landscaped with a small lawned area and flower beds. Sweeping steps leading to the front door entrance. Ideally located on the outskirts of the site.

The rear is mainly block paved which is ideal for outdoor dining. Having further gardens to the rear which gives access to a shared area for bins. Offering fantastic field views to the rear.

Agents Note:

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

Pitch Fee - £153.43 pmth

Service Charges - Water - £20.60 pmth

Electric metered by Berkeley Parks - Approx £40 pmth

Gas Mains on a meter - charged through supplier



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Meadow View Allington Gardens, Allington Grantham

- 43 x 20 Wessex Style Park Home
- L-Shaped Lounge
- Two Bedrooms
- En-Suite and Bathroom
- Gardens, Gardens and Parking

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:
GST112613 - 0004

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