



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

welcome to

Meadow View, Allington Gardens, Allington, Grantham

GUIDE PRICE £120,000 - £130,000 - Well presented park home on the very popular Allington Gardens over 50's site. Located on a corner plot this two bedroom home offers a good size open plan lounge/diner, kitchen, en-suite and bathroom. Driveway, gardens and garage.



Entrance

Entrance via steps leading to the home, storage cupboard, carpet and doors leading to both bedrooms, bathroom and lounge.

Lounge Diner

19' x 10' extending to 9' 1" (5.79m x 3.05m extending to 2.77m)

Lovely dual aspect room with a window to the front and two windows to the side aspects, having a feature fireplace with marble effect hearth, inset electric fire and a wood surround, carpet and three radiators.

Kitchen

9' x 9' (2.74m x 2.74m)

With a window to the side aspect and having a range of white units to both the floor and eye level with grey worktops over, stainless steel sink, drainer and mixer tap, tiles to the wall. Benefitting from a gas hob, cooker, extractor, radiator, laminate flooring and door leading out to the rear garden.

Master Bedroom

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

With a window to the rear aspect, built-in wardrobe, carpet, radiator and door leading into the en-suite.

En-Suite

With a window to side aspect, and comprising of a shower, wash hand basin, low level WC, laminate flooring and a radiator.

Bedroom Two

9' narrowing to 7' " x 10' 1" (2.74m narrowing to 2.13m x 3.07m)

With a window to the side aspect, built-in wardrobes and drawers, carpet and a radiator.

Bathroom

6' x 5' (1.83m x 1.52m)

With a window to the front aspect, shower, wash hand basin, low level WC, tiled flooring, and a radiator.

General Description Outside

Garden with planting to the front and steps leading upto the front of the home.

The rear garden features a patio area perfect for outside dining, lawns to the side.

Driveway and single garage.

Agents Note:

Please note this property is leasehold and site charges are applicable, site fees are reviewed yearly in January.

Pitch Fee - £157.69 pmth

Service Charges - Water - £30.17 pmth

Electric metered by Berkeley Parks - Approx £30 pmth

Gas mains on a meter - charged through supplier



view this property online williamhbrown.co.uk/Property/GST112835



welcome to

Meadow View Allington Gardens, Allington Grantham

- Detached Two Bedroom Park Home
- Well Presented Throughout
- Open Plan Lounge Diner
- En-Suite and Bathroom
- Corner Plot Location

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

£120,000 - £130,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST112835](https://www.williamhbrown.co.uk/Property/GST112835)



Property Ref:
GST112835 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)