



**The Green, Allington Gardens, Grantham NG32 2FL**



**welcome to**

**The Green, Allington Gardens, Grantham**

\*GUIDE PRICE £130,000 - £135,000\* - Immaculately presented park home built in 2018, set on a desirable plot with a generous garden, and modern accommodation throughout. Providing mains gas, off-road parking and has 4 years remaining of a 10 year gold shield warranty.



### Entrance

Entering the property through a part glazed uPVC door into the entrance hall, having a radiator and access to the storage cupboard.

### Lounge/ Dining Area

19' 3" max x 15' 7" max ( 5.87m max x 4.75m max )  
This spacious L-shaped lounge and diner is dual aspect with two windows to the front and one window to the side, two radiators, TV point and feature Adam style fireplace with inset electric fire.

### Kitchen

14' max x 9' 1" ( 4.27m max x 2.77m )  
Modern fitted kitchen boasting a range of wall and base units with work surfaces over. Inset sink unit with single drainer and mixer tap. Built in electric oven and induction hob with extractor hood above. Integrated appliances to include fridge-freezer, dishwasher and automatic washing machine. Laminate flooring, radiator, and window to the side aspect.

### Bedroom One

10' 4" max x 9' 2" ( 3.15m max x 2.79m )  
This double bedroom has a range of fitted wardrobes and dressing unit, window to the side aspect and radiator

### Bedroom Two

9' 4" x 9' 4" ( 2.84m x 2.84m )  
Having built in wardrobes and chest of drawers, window to the side aspect and radiator.

### Shower Room

With a window to the side aspect and having a large shower cubicle with folding door and tiling, vanity wash hand basin with storage and low level WC. Laminate flooring, and a heated towel rail.

### General Description Outside

The gardens are of open plan style to the front, with a driveway for one car.

The rear garden is enclosed by low level fencing and offers a good amount of privacy, to include a patio area for outdoor dining, good size lawned garden with a stone feature and brick built shed.

### Agents Notes:

Please note this property is leasehold and site charges are applicable - Reviewed Annually in January

Pitch Fee - £240.81pmth

Service Charges - Water - £24.90 pmth

Electric metered by Berkeley Parks - Approx £60 pmth

Gas Mains on a meter - charged through supplier



***view this property online*** [williamhbrown.co.uk/Property/GST112903](http://williamhbrown.co.uk/Property/GST112903)



welcome to

## The Green Allington Gardens, Allington Grantham

- Modern park home built 2018
- Presented to a very high standard throughout
- Two double bedrooms
- L shaped lounge and dining area
- Modern Kitchen with Integral appliances

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 - £135,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST112903](http://williamhbrown.co.uk/Property/GST112903)



Property Ref:  
GST112903 - 0004

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](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**