



**The Crescent, Allington Gardens, Grantham NG32 2DR**



**welcome to**

**The Crescent, Allington Gardens, Grantham**

\*GUIDE PRICE £121,000 - £126,000\* - CORNER PLOT with driveway and gardens. Two double bedroom park home set on the very popular Allington Gardens residential site with great access to the A1 and A52. Beautifully presented throughout with open plan living.



### Entrance

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

### Cloakroom

Two piece suite comprising pedestal wash hand basin, low level WC and vinyl flooring.

### Lounge

19' 3" x 11' 7" ( 5.87m x 3.53m )

Feature Adam style fireplace with inset gas fire, two windows to the front aspect, two radiators and is carpeted.

### Dining Room

9' 6" x 9' 6" ( 2.90m x 2.90m )

Additional reception room which is open plan from the lounge, having a window to the side aspect, radiator and is carpeted.

### Kitchen

10' 6" x 9' 4" ( 3.20m x 2.84m )

Boasting a range of white wall and base units with granite effect work surfaces over. Inset composite sink unit with single drainer and mixer tap. Inset electric oven and gas hob with extractor hood above, and space for fridge-freezer. Tiled splash backs to the walls, vinyl flooring, window to the side aspect and open plan access through to the utility area.

### Utility Area

Continuation of white wall and base units with worktop over. Plumbing for automatic washing machine, dishwasher included, and wall mounted boiler. Tiled splash backs to the walls, vinyl flooring, radiator and part glazed uPVC door leading to the side aspect.

### Master Bedroom

9' 4" x 11' ( 2.84m x 3.35m )

This double bedroom has a range of fitted wardrobes and dresser units, window to the side aspect, radiator and is carpeted. Access through to the dressing room.

### Dressing Room

Fitted with a range of shelving and drawers, window to the side aspect and radiator.

### Bedroom Two

7' 5" x 12' 3" ( 2.26m x 3.73m )

This double bedroom has French doors opening to the rear of the property, two radiators and has a range of fitted wardrobes.

### Shower Room

Three piece suite comprising shower cubicle, vanity wash hand basin and low level WC. Part tiling to the walls, vinyl flooring and obscure window to the side aspect.

### External Description

Set on a corner plot, the gardens are of open plan style to the front. Having a low maintenance garden with astro turf, gravel and borders to the boundary.

There is a driveway providing off-road parking for one car, and access to the detached single garage with an up and over door, power and lighting.

### Agents Notes:

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

Pitch Fee - £194.54 pmth

Service Charges - Water - £24.90 pmth

Electric metered by Berkeley Parks - Approx £70 pmth

Gas Mains on a meter - charged through supplier



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## The Crescent Allington Gardens, Allington Grantham

- Set on a Corner Plot with Field Views
- Open plan Lounge and Dining Room
- Kitchen and Utility Area
- Two double bedrooms with fitted wardrobes and dressers
- Dressing room to the master bedroom

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.

guide price

**£121,000 - £126,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112888 - 0006

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