



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

welcome to

The Crescent, Allington Gardens, Allington, Grantham

*GUIDE PRICE £120,000 - £125,000 - Fabulous detached park home on a corner plot location in the Allington Gardens over 50's residential site. Spacious accommodation, beautifully presented and offering plenty of outdoor space, garage, lounge and separate dining area.



Entrance Porch

Entrance porch that leads from the garden to the front door, with a part glazed door, two windows and door leading through to the hallway.

Hallway

With coving to the ceiling, carpet, radiator, wood panelling to the lower walls, and doors to the lounge, breakfast kitchen, two bedrooms, shower room and cloakroom.

Lounge

17' 3" x 11' (5.26m x 3.35m)

With a window to the side aspect, feature fireplace with wood surround and marble effect hearth, carpet, radiator, coving to the ceiling and arch leading through to the dining area.

Dining Area

9' 7" x 6' 5" (2.92m x 1.96m)

With a window to the front aspect, carpet, coving to the ceiling, door to a storage cupboard and door leading out to a second porch to the side.

Second Porch

With windows to all sides and door leading out to the side of the property. great space for sitting or maybe a hobby.

Kitchen

14' 6" max x 8' max (4.42m max x 2.44m max)

Dual aspect, galley style kitchen with two windows and having a range of wood units to both the floor and eye level with cream worktops over, sink with rinser, drainer and decorative tile splashbacks. free standing cooker, plumbing for a washing machine and space for appliances. Benefitting from a storage cupboard, coving to the ceiling, vinyl flooring and free standing boiler.

Bedroom One

11' 7" x 9' 2" (3.53m x 2.79m)

With a window to the rear and side aspects, built-in wardrobes, cupboards and drawers, carpet, coving to the ceiling and radiator.

Bedroom Two

9' 5" x 7' 11" (2.87m x 2.41m)

With a window to the rear aspect, fitted wardrobes, carpet, coving to the ceiling and radiator.

Cloakroom

With a window to the rear aspect, vanity sink unit, low level WC, vinyl flooring, coving to the ceiling and wood panelling to the walls.

Shower Room

With a window to the side aspect and comprising of a shower cubicle with tiling, vanity sink unit with storage, laminate flooring and radiator.

General Description Outside

Corner plot location with a garage and driveway. Wrap around lawns to the front, side and rear, hedging, borders with shrubs and flowers. Paved patio area perfect for outside dining, gravel for pots and planters and s side gate access with pathway.

Agents Note:

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

Pitch Fee - £143.39 pmth

Service Charges - Water metered Approx - £25 pmth

Electric metered by Berkeley Parks - Approx £40

pmth

LPG tank - metered

Agents Note1:

"There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (https://url.uk.m.mimecastprotect.com/s/5dA3C7L39tARy4n5uWhRToO-j8?domain=gov.uk))"

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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welcome to

The Crescent Allington Gardens, Allington Grantham

- Detached Park Home
- Corner Plot Location
- Good Size Lounge and Separate Dining Area
- Two Double Bedrooms
- Garage and Driveway

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 - £125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112876 - 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.

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