



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



**welcome to**

**Meadow View, Allington Gardens, Allington, Grantham**

\*GUIDE PRICE £130,000 - £140,000\* - Fabulous detached park home on the very popular Allington Gardens over 50's site. Spacious accommodation with lounge separate dining room, two double bedrooms, en-suite and shower room. Low maintenance gardens with driveway and garage.



### Entrance

Entering the property through a part glazed door with two windows, carpet, radiator, coving to the ceiling, two storage cupboards and hatch access to the loft.

### Lounge

19' 4" x 11' 11" ( 5.89m x 3.63m )

Lovely light and airy room with three windows, feature fireplace with wood surround and marble effect hearth, two radiators, coving and spotlights to the ceiling, carpet, and archway leading through to the dining room.

### Dining Room

7' 11" x 8' 11" ( 2.41m x 2.72m )

With a window to the side aspect, carpet, coving and spotlights to the ceiling and radiator.

### Kitchen

10' 2" max x 9' 3" max ( 3.10m max x 2.82m max )

With a window to the side aspect and having a range of white units to both the floor and eye level with dark worktops over, stainless steel sink, rinser, drainer and mixer tap. Integrated oven, hob with extractor hood and dishwasher. Spotlights and coving to the ceiling, tile effect flooring and open through to the utility area.

### Utility Area

4' 1" x 7' 1" ( 1.24m x 2.16m )

Great space having a range of white units to both the floor and eye level with dark worktops over, space for a washing machine, radiator, spotlights and coving to the ceiling and part glazed door leading out to the side of the property.

### Bedroom One

9' 5" x 13' 8" ( 2.87m x 4.17m )

Lovely double room with dual aspect windows to the side and rear aspects, built in wardrobes and cupboards, radiator, coving to the ceiling, radiator and door leading into the en-suite.

### En-Suite

With a window to the side aspect and comprising of a shower cubicle, partial panelling to the walls, vanity sink unit, low level WC, laminate flooring, coving to the ceiling and a radiator.

### Bedroom Two

9' 11" x 9' 5" ( 3.02m x 2.87m )

Double room with a window to the side aspect, built in wardrobes, carpet, coving to the ceiling, and radiator.

### Shower Room

With a window to the side aspect, walk-in shower with rainfall shower, vanity sink unit, low level WC, partial tiling to the walls, coving to the ceiling and a radiator.

### General Description Outside

Low maintenance wrap around gardens with some raised beds for planting, mature shrubs and plants dotted around, paved patio perfect for outside dining, lawns, shed, fish pond, with wooden pergola above.

Driveway and single garage with electric door.

### Agents Note:

"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/U5jgCW76PU54wXzMFxhRTtoGTBx?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.'

### Agents Note1:

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

Pitch Fee - £154.85 pmth

Service Charges - Water metered Approx - £24.90 pmth

Electric metered by Berkeley Parks - Approx £40 pmth



**view this property online** [williamhbrown.co.uk/Property/GST112981](http://williamhbrown.co.uk/Property/GST112981)



welcome to

## Meadow View Allington Gardens, Allington Grantham

- Detached Park Home
- Spacious Accommodation
- Lounge and Dining Room
- Two Double Bedrooms
- Low Maintenance Garden

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

**view this property online** [williamhbrown.co.uk/Property/GST112981](http://williamhbrown.co.uk/Property/GST112981)



Property Ref:  
GST112981 - 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](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



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