



Rowan Way, Allington Gardens, Allington, Grantham NG32 2FJ

welcome to

Rowan Way, Allington Gardens, Allington, Grantham

GUIDE PRICE £115,000 - £120,000 - Detached two double bedroom park home set on a low maintenance plot, with garage, driveway for one car and generous accommodation throughout. Viewing is advised to appreciate the amount of space on offer.



Entrance

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

Lounge Diner

17' 6" x 10' 8" (5.33m x 3.25m)

This spacious lounge diner has a feature brick fireplace with inset electric fire and hearth, dual aspect with a window to both the front and side aspects, radiator, TV point and carpet.

Kitchen

17' 7" x 6' 4" (5.36m x 1.93m)

Dual aspect kitchen with windows to both the front and side aspects, having a range of cream units to both the floor and eye level with worktops over. Stainless sink with single drainer and mixer tap. Space for a gas cooker, plumbing for a washing machine and space for fridge-freezer. Cupboard housing the combi-boiler, vinyl flooring, radiator and uPVC part glazed door leading out to the side aspect.

Bedroom One

10' 6" x 7' 6" (3.20m x 2.29m)

With a window to the side aspect, this double bedroom has a range of fitted wardrobes and units for storage, laminate flooring and radiator.

Bedroom Two

9' 4" x 8' (2.84m x 2.44m)

This double bedroom has a window to the side aspect, fitted wardrobes to one wall, carpet and radiator.

Shower Room

With a window to the side aspect and comprising of a double width walk-in shower with part tiling to the walls, vanity wash hand basin and low level WC. Heated towel rail, and vinyl flooring.

General Description Outside

The gardens are of low maintenance, featuring gravelled areas with shrubs, pathway to the side and steps leading to the door. The rear benefits from patio area perfect for outside dining, shed, greenhouse, shrubs, pear tree and some fencing. Open views to the rear.

LPG Tank

Driveway and single garage with power and lighting.

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 Fixed Rate - £24.90 pmth

Electric metered by Berkeley Parks - Approx £40 pmth

LPG Tank



view this property online williamhbrown.co.uk/Property/GST113092



welcome to

Rowan Way Allington Gardens, Allington Grantham

- Detached Park Home
- Lounge and Dining Kitchen
- Two Double Bedrooms
- Driveway, Garage and Low Maintenance Gardens
- Rural Village 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

£115,000 - £120,000



view this property online williamhbrown.co.uk/Property/GST113092



Property Ref:
GST113092 - 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

Please note the marker reflects the
postcode not the actual property