



The Hawthorns, Allington Gardens, Allington, Grantham NG32 2FS

welcome to

The Hawthorns, Allington Gardens, Allington, Grantham

GUIDE PRICE £130,000 - £140,000 - Lovely detached park home, presented throughout to a high standard, featuring good size lounge, kitchen/diner with utility, three bedrooms, one with an en-suite and bathroom. Driveway, garage, gardens and open field views perfect for wildlife watching.



Entrance

Entrance hall with glazed door leading up from steps at the front of the property. Radiator, carpet, storage cupboard, airing cupboard housing the boiler, and doors to the kitchen and lounge.

Lounge

19' 6" x 12' 3" (5.94m x 3.73m)

Dual aspect room with two windows to the front and a large window to the rear looking out to open field views. Feature Inglenook style fireplace, which has tiles and an electric style log burner, carpet, radiator and beams to the ceiling.

Kitchen Diner

9' 6" x 19' 5" (2.90m x 5.92m)

With windows to the front and side aspects, and having a range of cream units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated electric over, gas hob with extractor hood above, breakfast bar, tiling to the walls and radiator.

The dining area features window to the front and side aspects, carpet, radiator, beams and double glazed doors.

Utility Room

4' 11" x 6' 1" (1.50m x 1.85m)

With cream units and worktops over, stainless steel sink, tiling to the walls, radiator, vinyl floor and door leading out to the rear aspect.

Master Bedroom

12' 8" x 8' 1" (3.86m x 2.46m)

With a window to the rear aspect, built-in wardrobes and dressing table with drawers, carpet, radiator and door leading into the en-suite.

En-Suite

With a window to the front aspect and comprising of a double shower enclosure, wash hand basin, low level WC, partially tiled walls, beams, vinyl flooring and a radiator.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

With a window to the rear aspect, built-in wardrobes, carpet and radiator.

Bedroom Three

6' 8" x 7' 6" (2.03m x 2.29m)

With a window to the side aspect, carpet, beams and radiator. Currently bespoke fitted as an office.

Bathroom

7' 7" x 6' 7" (2.31m x 2.01m)

With a window to the front aspect, bath with shower attachment, wash hand basin, low level WC, tiling to the walls, vinyl flooring and radiator.

General Description Outside

With steps to the front door, U-shaped garden with lawn, patio perfect for outside dining, fencing, and open field views to the rear, a bird watchers paradise Driveway and single garage

Agents Note:

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

Pitch Fee - £174.83 pmth

Service Charges - Water metered Fixed Rate - £24.90 pmth

Electric metered by Berkeley Parks - Approx £45 pmth

Mains Gas Metered and invoiced by supplier



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The Hawthorns Allington Gardens, Allington Grantham

- Detached Park Home
- Breakfast Kitchen/Diner
- Three Bedrooms or an Office Space
- En-Suite and Bathroom
- Mains Gas

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

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Property Ref:
GST112964 - 0003

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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