



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

welcome to

The Hawthorns, Allington Gardens, Allington, Grantham

GUIDE PRICE £135,000 - £145,000 - Fabulous detached park home on the very popular Allington Gardens over 50's site. The property offers an L-shape lounge, sunroom, kitchen, two bedrooms, one with an en-suite and shower room. Wrap around gardens give the perfect outdoor space.



Entrance

Entering through a part glazed door, with carpet, coving and two built-in storage cupboards.

Lounge

19' 6" max x 19' 4" (5.94m max x 5.89m)

Lovely L-shaped room with dual aspect windows to the front and rear, carpet, two radiators, coving to the ceiling and double doors leading through to the sunroom.

Sunroom

14' 5" x 7' 9" (4.39m x 2.36m)

With windows to the front and rear aspects of the property, small balcony on side of the sunroom, and patio doors to the balcony.

Kitchen

14' 5" max x 8' max (4.39m max x 2.44m max)

With a window to the rear aspect and having a range of white units to both the floor and eye level with marble effect worktops over, sink with drainer and mixer tap. Integrated oven, hob with extractor hood, and fridge freezer. Space for a washing machine, tile effect flooring, coving and spotlights to the ceiling, radiator and a part glazed door to the rear garden.

Bedroom One

9' 6" x 9' 8" (2.90m x 2.95m)

With the bay window to the front aspect, built-in wardrobes and draws around the bed, carpet, coving to the ceiling, radiator and walk-in dressing room with hanging rails and shelving.

En-Suite

With a window to the side aspect and comprising of a shower cubicle with tiled wall, pedestal wash hand basin, tile effect flooring, radiator, and coving to the ceiling.

Bedroom Two

9' 7" x 9' 11" (2.92m x 3.02m)

With a window to the rear aspect, built-in wardrobes and cupboard space around the bed, carpet, coving to the ceiling, and radiator.

Shower Room

With a window to the rear aspect and comprising of a shower cubicle with tiling, pedestal wash hand basin, low level WC, tiled flooring, coving to the ceiling and towel radiator.

General Description Outside

Featuring a paved driveway and single garage with electric door.

The garden wraps around the whole property, with lawns and patio areas, low maintenance, ideal for pots, planters and outside dining, a shed is also included.

Agents Note:

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

Pitch Fee - £174.83 - Pmth

Service Charge - Water £24.90 - Pmth

Electric is metered by Berkeley Parks - Approx £40 - Pmth

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/a0K8CrRk2C8m5AXEfzhyT4R7HO?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 Hawthorns Allington Gardens, Allington Grantham

- Detached Park Home
- Good Size L-Shape Lounge
- Sunroom
- Two Double Bedrooms, One with an En-Suite
- Wrap Around Low Maintenance Gardens

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

£135,000 - £145,000



Floor plan
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Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112958 - 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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