



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

welcome to

Meadow View, Allington Gardens, Allington, Grantham

Very well-presented two bedroom detached park home situated within the sought after retirement complex of Allington Gardens. The property offers beautifully landscaped gardens to the front and rear with access to a single garage.



Entrance

Entering the property through a part glazed door leading into the entrance hall. Having radiator, door leading to the cloaks cupboard and doors leading through to the cloakroom, lounge and the kitchen.

Cloakroom

Comprising of wash hand basin with vanity unit below, low level wc and tiled splashbacks to walls. Extractor fan, coving to ceiling and window to the side aspect.

Lounge

14' 11" x 11' 4" (4.55m x 3.45m)

With a large bow window to the front aspect, radiator, coving to ceiling and TV aerial point. Open plan access to the dining room.

Dining Area

8' 1" x 7' 2" (2.46m x 2.18m)

Double glazed window to the rear aspect, radiator and coving to ceiling.

Kitchen

11' 1" max x 9' 7" max (3.38m max x 2.92m max)

Lovely modern fitted kitchen boasting a range of cream units at both floor and eye level with worktops over. One and half sink unit with drainer and mixer tap. Built in electric oven and gas hob with extractor hood above. Plumbing for automatic washing machine and dishwasher. Tiled splashbacks to walls and coving to ceiling. Window to the side aspect and glazed door leading to the rear garden.

Inner Hall

Coving to ceiling and doors leading to the bedrooms and shower room.

Bedroom One

10' 10" max x 9' 7" (3.30m max x 2.92m)

Window to the front aspect, radiator, coving to ceiling and fitted wardrobes to one wall.

Bedroom Two

9' 7" x 7' 4" (2.92m x 2.24m)

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

Shower Room

Comprising of a double shower cubicle, sink with vanity unit below and low level wc. Heated towel rail, extractor fan, coving to ceiling and window to the rear aspect.

External Description

Approaching the property, the frontage is landscaped for low maintenance to offer a gravelled area with a range of shrubs. To the side, there is gated access to the rear garden which is partly lawned and partly patio with surrounding flowered borders.

Single Garage to the side of the property - Up and over door with power, lighting and personal door.

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 £35 pmth

Gas metered and charged on usage

One Small Pet and One Vehicle allowed



view this property online williamhbrown.co.uk/Property/GST113776



welcome to

Meadow View Allington Gardens, Allington Grantham

- Detached Park Home
- Spacious Living Area
- Two Bedrooms
- Driveway and Garage
- Beautiful Gardens

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113776



Property Ref:
GST113776 - 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