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Connells

Vale View Allington Gardens
Allington Grantham

Vale View Allington Gardens Allington Grantham NG32 2FN

for sale
£90,000



Property Description

Occupying a pleasant position within the sought-after Allington gardens development in Allington, a residential park home site designed exclusively for the over 50s, this spacious two-bedroom home offers comfortable, low-maintenance living in a peaceful community setting.

The accommodation comprises an entrance hall, a generous lounge/diner providing ample space for both living and dining furniture, and a fitted kitchen with a range of wall and base units. There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a shower room.

A particular feature of the property is the accessibility it offers, including a wheelchair lift providing convenient access to the front entrance.

Externally, the property enjoys a driveway providing off-road parking for two vehicles and a detached garage. To the rear is a private enclosed garden, fenced for additional privacy and designed for ease of maintenance, with a combination of gravelled areas and artificial lawn creating an attractive outdoor space to enjoy throughout the year.

Allington gardens is a well-regarded park home development for the over 50s, offering a peaceful lifestyle whilst remaining conveniently placed for access to local amenities and surrounding villages. This property would make an ideal purchase for those looking to downsize without compromising on space, practicality or independence.

Viewing is highly recommended!

Entrance Hall

Storage cupboard

Lounge/Diner - 19' 6" X 15' 8"

Dual-aspect room with windows allowing plenty of natural light, ample space for living and dining furniture & carpeted.

Kitchen - 12' 4" X 9' 10"

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, space for appliances, storage cupboard window to the side aspect and door leading to the rear.

Bedroom One - 12' 4" X 9' 10"

Double bedroom with fitted wardrobes, window to the side aspect & carpeted.

Bedroom Two - 9' 7" X 9' 0"

Window to the side aspect, fitted storage & carpeted.

Shower Room - 6' 5" X 5' 5"

Shower room, WC and wash hand basin & obscured window to the side aspect.

Garage - 19' 5" X 8' 3"

Outside

To the front is a driveway providing off-road parking for two vehicles and a wheelchair lift giving access to the entrance.

The rear garden is enclosed by fencing and designed for low-maintenance enjoyment, being predominantly gravelled with areas of artificial lawn.

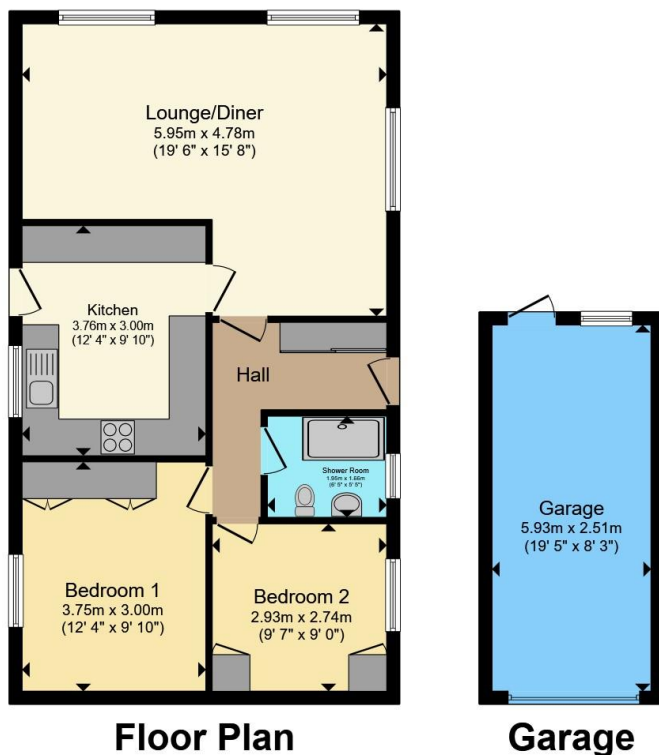
Agent Note - Land Registry

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent Note - AML

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 80.5 m² (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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view this property online connells.co.uk/Property/GRM309709

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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