



**Connells**

The Crescent Allington Gardens  
Allington Grantham



# The Crescent Allington Gardens Allington Grantham NG32 2DR

for sale  
**£115,000**



## Property Description

Connells are delighted to bring to the market this stunning 2 bedroom park home situated in the sort after village of Allington. Offering great transport links to the A1, This property is not to be missed!

This park home comprises of entrance hall, lounge/ diner, kitchen, bathroom, two good size bedrooms with en-suite to the master room, both bedrooms benefit from fitted wardrobes.

Externally, Gravel to the front, driveway to the side leading to the garage. To the rear you will find a lawn area, gravel area, patio area with mature shrubs and plants.

Allington Gardens Park Allington Gardens Park is a residential park home community specifically designed for those aged 50 and over. A short stroll away are amenities like a traditional pub, post office, and a doctor's surgery in the village of Allington.

Grantham, is a market town, only miles away and offers shops, restaurants, cafes, and broader facilities. Excellent transport links 2 miles from the A1, and Grantham railway station provides direct trains to London and northern destinations.

Viewing is highly recommended to fully appreciate this home!

## Agent Note

Agents Note; 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

another 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 owners 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 ([www.gov.uk](http://www.gov.uk))

## Ground Floor

### Lounge / Diner

With two double glazed windows to the front, double glazed window to the side, three radiators, electric fire place and carpet.

### Kitchen

With a double glazed window to the side, double glazed door to the side, lino flooring, range of wall and base units with worktops, space for free standing fridge freezer, space and plumbing for a washing machine, space for electric oven and a storage cupboard.

## Hall

With a double glazed door to the side, two storage cupboards, radiator and a carpet.

## Bedroom One

With a double glazed window to the rear, double bedroom, fitted wardrobes with a dressing table, carpet and a radiator.

## En-Suite

With a double glazed window to the side, shower cubicle, wash hand basin, WC, radiator and a carpet.

## Bedroom Two

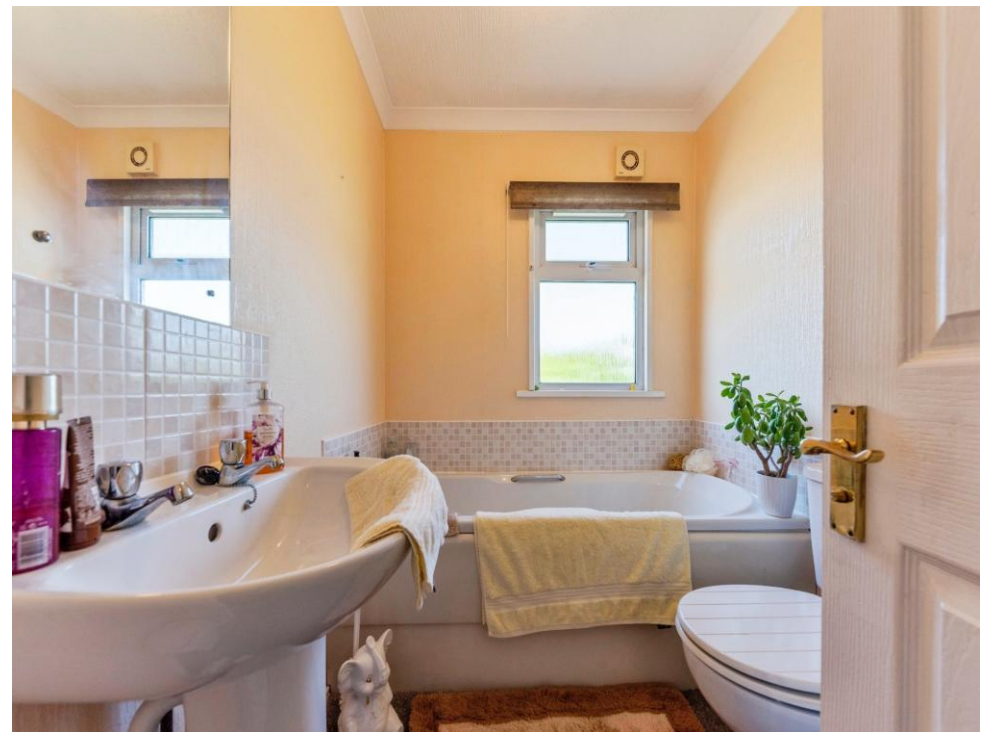
Double bedroom, double glazed window to the rear, fitted wardrobes with a dressing table and carpet.

## Bathroom

Double glazed window to the side, bath, WC, wash hand basin, carpet and a radiator.

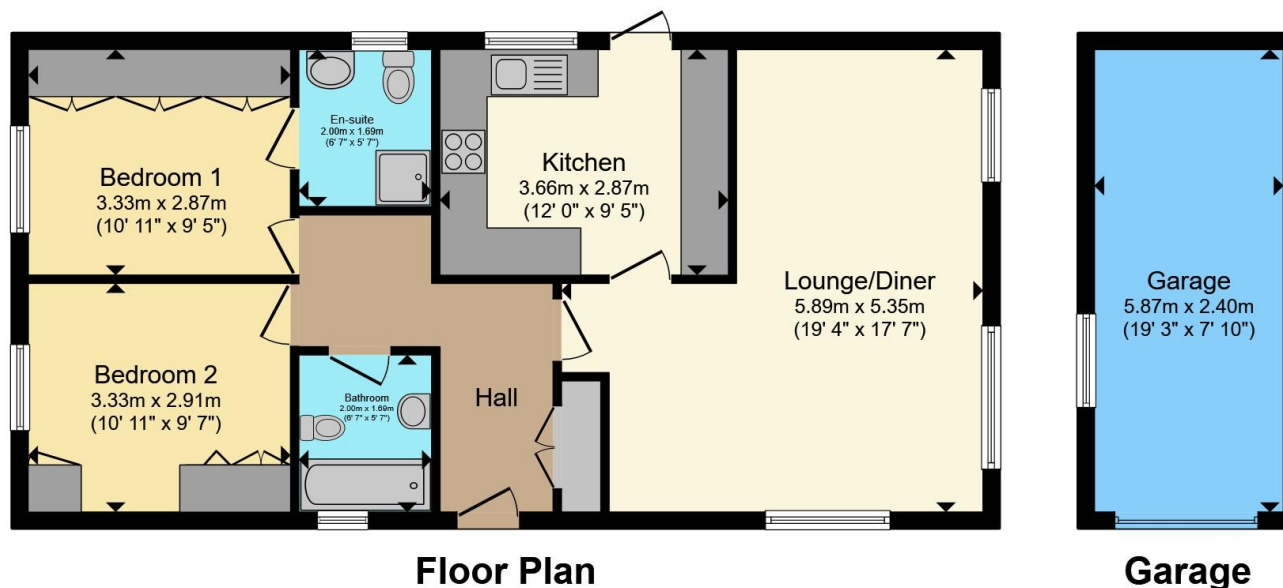












Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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2 Watergate  
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EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/GRM308168](http://connells.co.uk/Property/GRM308168)**

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.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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