



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

welcome to

The Hawthorns, Allington Gardens, Allington, Grantham

GUIDE PRICE £107,000 - £117,000 - Immaculately presented park home with a newly fitted kitchen, three bedrooms and low maintenance gardens, driveway, garage and open country views. This is a fantastic opportunity to purchase this beautiful home.



Entrance

Entrance glazed UPVC door leading into the entrance hall. With a radiator, full size doors providing sizable storage cupboards for coats etc. Hatch access to the loft which the vendor advises has a loft ladder and coving to the ceiling.

Lounge

18' 11" x 10' 11" (5.77m x 3.33m)

This spacious lounge has two windows to the front aspect and a third window to the side aspect. One radiator, television aerial point, coving to the ceiling and a shaped archway leading through to the dining room.

Dining Room

10' 4" x 8' 6" (3.15m x 2.59m)

Spacious dining room has one window to the side aspect, radiator, coving to the ceiling and part glazed door leading through to the kitchen.

Kitchen

12' x 8' 6" (3.66m x 2.59m)

This newly modernised kitchen, (refurbished by Dream doors)

Is of a light grey with a very good range of units at both floor and eyelevel. All soft closing doors and drawers with internal storage. Kitchen is mainly fitted with the self closed drawers so there is no bending required when searching for and obtaining stored items. Within the kitchen is a one and a half sink unit with a single drainer and a mixer tap over. Newly fitted marble effect worktops (three months old) pantry style unit floor to ceiling with pull out drawers, built-in electric oven with a full ring gas hob, splashback and chimney extractor hood above, window overlooking the view to the rear and open plan leading through to the utility area. The kitchen also benefits from being spacious enough to house a dining room table.

Utility Area

5' 5" x 6' 8" (1.65m x 2.03m)

To include a further range of light grey coloured units, one housing the Combi boiler. Also to include the dishwasher, fridge under the worktop and tall fridge freezer. There is a part glazed door leading to the rear garden.



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Bedroom One

12' 8" x 9' 7" (3.86m x 2.92m)

This bedroom has a window to the rear aspect and offers a range of fitted units at floor and eyelevel, radiator, coving to the ceiling and doors leading to the dressing room and also to the en-suite shower room.

Dressing Room

This walk-in dressing area has fitted hanging rails and also built-in shelving space. It also includes coving to the ceiling, radiator and the main fuse box.

En-Suite Shower Room

To include a fitted shower cubicle with decorative tiling, built-in vanity sink unit with drawers below. Radiator, window to the side aspect an extractor fan and heated towel rail.

Bedroom Two

9' 9" x 9' 7" (2.97m x 2.92m)

A second double bedroom with a range of fitted bedroom furniture, including wardrobes and overhead units. Radiator and window to the front aspect.

Bedroom Three

This third bedroom with a window to the front aspect is currently being used as a dressing room with a range of hanging rails and fitted shelving. To include a radiator and coving to the ceiling. This could also be an ideal room for a home office, or hobbies room.

Utility/Second Cloakroom

6' 7" x 6' 6" (2.01m x 1.98m)

This room previously was the main family bathroom and has been adapted. With a built-in vanity sink unit with units below, low-level WC with decorative tiled splashback to one side of the room there is a worktop with units built-in below, a washer dryer and also a hanging rail for laundry. Coving to the ceiling, towel radiator and window to the front aspect. (This room could easily be converted back to a full bathroom suite if required).

General Description Outside

The outside has pretty decorative gardens to the sides. This property is in a very sought-after location on the outskirts of the development with field views to the rear, in the gardens there are areas for easy maintenance, pretty archway, and artificial lawn to the rear for easy maintenance. To include an apple tree and a Conference pear tree. Fitted rotary line and decorative picket fencing to the rear and side boundary.

The garage has currently been converted into a workshop however there is parking outside for one vehicle as the property is situated at the end of a cul-de-sac with no passing traffic enabling easy access whilst being in a quiet and peaceful location. All the contents of the garage are included in the sale along with the home, and the main items are workbench with Record quick release vice, drill stand with DeWalt drill, table saw, band saw, scroll saw (unused), Battery powered chainsaw, router, router table and router lathe, circular sander, belt sander, hedge trimmer and pressure washer. Also included in the sale are various hand tools and components too numerous to mention. Please note it is the buyers responsibility to ensure that the power tools are safe to use and conform to the relevant electrical safety standards.

This workshop is an ideal home for any person who loves DIY.

The garage has an open door to the front and there is a temporary partition wall within the garage. Light and electricity and a personal door to the rear.

There are also two shed boxes to be included, one containing 4 reclining garden chairs. There is an outside tap to the left-hand side of the property which is mainly for maintenance. There is also a feature with mature shrubs.

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 £40 pmth



welcome to

The Hawthorns Allington Gardens, Allington Grantham

- Detached Spacious Park Home
- 48 ft x 20 ft (14.63 m x 6 m)
- Newly Modernised Kitchen
- Three Bedrooms
- Driveway and Converted Garage to Workshop

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.

guide price

£107,000 - £117,000



Floor Plan



Garage



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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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