



**Larch Avenue, Allington Gardens, Grantham NG32 2FG**

**welcome to**

## **Larch Avenue, Allington Gardens, Grantham**

\*GUIDE PRICE £80,000 - £90,000\* - Located on the very popular Allington Gardens site, with rural views and good access to the A1 and A52. This lovely home boasts a porch/entrance hall, lounge/diner, kitchen, two double bedrooms and bathroom, great outdoor space and parking.



## **Entrance Porch/Hall**

4' 8" x 10' 7" ( 1.42m x 3.23m )

Front door leading to the lounge and kitchen, storage and boiler.

## **Lounge/diner**

14' 4" x 18' 8" ( 4.37m x 5.69m )

L-Shaped room with dual windows, fire place with electric fire and french doors leading out to the rear garden.

## **Outside Description**

Single garage to the side and gardens.

## **Agents Note:**

This is a leasehold property and fees are reviewed annually in January

Pitch Fees - £140.14 P.Mth - Approx

Water - £20.60 P.Mth - Approx

Electric - Metered and charged through Berkeley Parks

## **Kitchen**

9' 3" x 10' 5" ( 2.82m x 3.17m )

Window to the front aspect, cooker, gas hob and space for dishwasher and washing machine.

## **Bedroom One**

9' 4" x 10' 3" ( 2.84m x 3.12m )

Master leading to a dressing area and ensuite.

## **Ensuite**

With shower cubicle, wash hand basin, and low level WC.

## **Bedroom Two**

10' 9" x 9' 4" ( 3.28m x 2.84m )

With two fitted cupboards either side of the bed space.

## **Bathroom**

Toilet, wash hand basin, bath with shower over and narrow cupboard for storage.



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## Larch Avenue Allington Gardens, Allington Grantham

- Detached park home
- Good size lounge/diner
- Two double bedrooms
- Village location
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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

**£80,000 - £90,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Property Ref:  
GST111176 - 0016

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