



Meadow View, Allington Gardens, Grantham NG32 2EH

welcome to

Meadow View, Allington Gardens, Grantham

GUIDE PRICE £115,000 - £125,000 - Well presented throughout with a lounge/diner, kitchen, en-suite to the principal bedroom, bathroom. Lovely two bedroom park home on the sought after Allington Gardens retirement complex with gardens, driveway and garage. Call us to view on 01476 566363.



Entrance

Steps leading to the front door which has laminate flooring, a radiator and storage cupboard.

Lounge/Diner

17' 5" at widest point x 19' 7" at widest point (5.31m at widest point x 5.97m at widest point)

Lovely dual aspect room with windows to the side and rear aspects, feature fireplace with surround and electric fire. carpet, two radiators and double doors leading out to the garden.

Kitchen

10' 5" x 9' 7" (3.17m x 2.92m)

With a window to the side aspect and having a range of cream units to both the floor and eye level with worktops over, cream sink, drainer and mixer tap. Built-in microwave, gas hob and extractor hood above. Space for a fridge freezer, washing machine and tumble dryer. Partial tiling to the walls, vinyl flooring, radiator, storage cupboard housing the boiler and door leading out to steps to the back garden.

Bedroom One

11' x 9' 4" (3.35m x 2.84m)

With a window to the side aspect, built-in wardrobe, carpet and a radiator.

En-Suite Shower Room

With a window to the side aspect and comprising of a shower cubicle, vanity sink unit, low level WC, laminate flooring and a radiator.

Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

With a window to the side aspect, built-in wardrobe, carpet and a radiator.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Having a window to the wide aspect and comprising of a bath with shower over, vanity sink unit, low level WC, radiator, laminate flooring and tiling to the walls.

General Description Outside

Externally there are field views to the rear with a gravelled area, ideal for pots or planters, patio area perfect for outside dining and entertaining, hedge to the side and rear aspects which leads round to the front of the property by the steps and a patio area. The property also benefits from a shed, driveway and single garage which has a new roof.

Agents Note:

Please note this property is leasehold and site charges are applicable - Reviewed Annually in January

Pitch Fee - £159.87 pmth

Service Charges - Water metered Fixed Rate - £25 pmth approx

Electric metered by Berkeley Parks - Approx £35 pmth

Gas metered and charged on usage

One Small Pet and One Vehicles allowed



view this property online williamhbrown.co.uk/Property/GST113899



welcome to Meadow View, Allington Gardens, Grantham

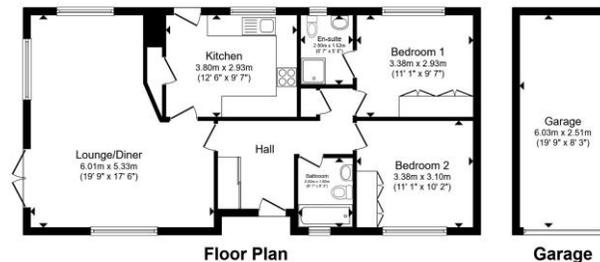
- Detached Park Home
- Lounge/Dining Area
- Two Bedrooms
- Well Presented Throughout
- Gardens, Driveway and Garage

Tenure: EPC Rating: Exempt
Council Tax Band: A

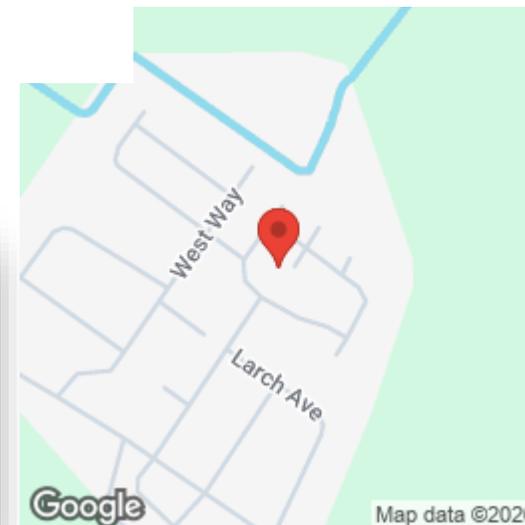
We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£115,000 - £125,000



Total floor area 92.1 m² (992 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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113899



Property Ref:
GST113899 - 0004

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



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk