



**Meadow View, Allington Gardens, Grantham NG32 2EH**

**welcome to**

## **Meadow View, Allington Gardens, Grantham**

\*GUIDE PRICE £120,000 - £130,000\* - CORNER PLOT location. Spacious home offering a good size open plan lounge/diner having two bedrooms one with an en-suite, kitchen and bathroom. Well presented park home on the very popular Allington Gardens over 50's site. Driveway with garage and gardens.



## **Entrance**

Entrance via steps leading to the home, storage cupboard, carpet and doors leading to both bedrooms, bathroom and lounge.

## **Lounge Diner**

19' x 10' extending to 9' 1" ( 5.79m x 3.05m extending to 2.77m )

Lovely dual aspect room with a window to the front and two windows to the side aspects, having a feature fireplace with marble effect hearth, inset electric fire and a wood surround, carpet and three radiators.

## **Kitchen**

9' x 9' ( 2.74m x 2.74m )

With a window to the side aspect and having a range of white units to both the floor and eye level with grey worktops over, stainless steel sink, drainer and mixer tap, tiles to the wall. Benefiting from a gas hob, cooker, extractor, radiator, laminate flooring and door leading out to the rear garden.

## **Master Bedroom**

11' x 9' ( 3.35m x 2.74m )

With a window to the rear aspect, built-in wardrobe, carpet, radiator and door leading into the en-suite.

## **En-Suite**

With a window to side aspect, and comprising of a shower, wash hand basin, low level WC, laminate flooring and a radiator.

## **Bedroom Two**

9' narrowing to 7' " x 10' 1" ( 2.74m narrowing to 2.13m x 3.07m )

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

## **Bathroom**

6' x 5' ( 1.83m x 1.52m )

With a window to the front aspect, shower, wash hand basin, low level WC, tiled flooring, and a radiator.

## **General Description Outside**

Garden with planting to the front and steps leading upto the front of the home.

The rear garden features a patio area perfect for outside dining, lawns to the side.

Driveway and single garage.

## **Agents Note:**

Please note this property is leasehold and site charges are applicable, site fees are reviewed yearly in January.

Pitch Fee - £157.69 pmth

Service Charges - Water - £30.17 pmth

Electric metered by Berkeley Parks - Approx £30 pmth

Gas mains on a meter - charged through supplier



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## Meadow View Allington Gardens, Allington Grantham

- Detached Two Bedroom Park Home
- Well Presented Throughout
- Open Plan Lounge Diner
- En-Suite and Bathroom
- Corner Plot Location

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

**£120,000 - £130,000**



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.focalagent.com



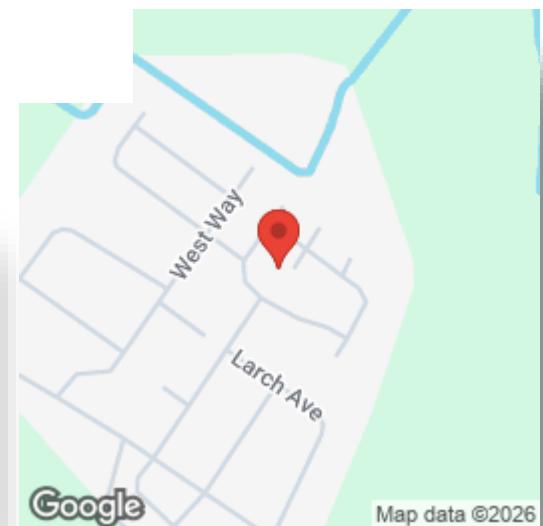
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Property Ref:  
GST112835 - 0005

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Please note the marker reflects the postcode not the actual property

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