

Meadow View, Allington Gardens, Grantham NG32 2EH

william h brown

welcome to

Meadow View, Allington Gardens, Grantham

Guide Price £80,000 - £90,000 Beautifully presented two-bedroom park home on the popular Allington Gardens development, featuring landscaped front and rear gardens, a single garage and recently repainted exterior. Ideal for those who enjoy outdoor living in a well-maintained and sought-after setting













Entrance
Entering the property through a part glazed door leading into the entrance hall. Having radiator, door leading to the cloaks cupboard and doors leading through to the cloakroom, lounge and the kitchen.

Cloakroom
Comprising of wash hand basin with vanity unit below, low level wc and tiled splashbacks to walls. Extractor fan, coving to ceiling and window to the side aspect.

Lounge
14' 11" x 11' 4" (4.55m x 3.45m)
With a large bow window to the front aspect, radiator, coving to ceiling and TV aerial point. Open plan access to the dining room.

Dining Area
8' 1" x 7' 2" (2.46m x 2.18m)
Double glazed window to the rear aspect, radiator and coving to ceiling.

Kitchen
11' 1" max x 9' 7" max (3.38m max x 2.92m max)
Lovely modern fitted kitchen boasting a range of cream units at both floor and eye level with worktops over. One and half sink unit with drainer and mixer tap. Built in electric oven and gas hob with extractor hood above. Plumbing for automatic washing machine and dishwasher. Tiled splashbacks to walls and coving to ceiling. Window to the side aspect and glazed door leading to the rear garden.

Inner Hall
Coving to ceiling and doors leading to the bedrooms and shower room.

Bedroom One
10' 10" max x 9' 7" (3.30m max x 2.92m)
Window to the front aspect, radiator, coving to ceiling and fitted wardrobes to one wall.

Bedroom Two
9' 7" x 7' 4" (2.92m x 2.24m)
With a range of fitted wardrobes, coving to ceiling, radiator and window to the rear aspect.

Shower Room
Comprising of a double shower cubicle, sink with vanity unit below and low level wc. Heated towel rail, extractor fan, coving to ceiling and window to the rear aspect.

External Description
Approaching the property, the frontage is landscaped for low maintenance to offer a gravelled area with a range of shrubs. To the side, there is gated access to the rear garden which is partly lawned and partly patio with surrounding flowered borders.

Single Garage to the side of the property - Up and over door with power, lighting and personal door.

Further 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 £35 pmth
Gas metered and charged on usage

One Small Pet and One Vehicle allowed

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Note
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.
Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

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Meadow View Allington Gardens, Allington Grantham

- VERY SOUGHT AFTER ALLINGTON GARDENS
- RETIREMENT COMPLEX FOR OVER 50's
- Two Bedrooms - Very well presented
- Driveway and Garage
- Beautiful Gardens

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.



Floor Plan Garage

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

£80,000 - £90,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
GST113776 - 0005

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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.