



**Willow Way, Allington Gardens, Grantham NG32 2FR**

**welcome to**

**Willow Way, Allington Gardens, Grantham**

Presenting a one-bedroom park home situated on the well-maintained Allington Gardens development in the sought-after village of Allington. Designed for the over 50s and pet friendly, this charming home offers modern, low-maintenance living with private outdoor space and off-road parking.



### Lounge

10' 8" x 9' 9" ( 3.25m x 2.97m )

### Kitchen

9' 7" x 9' 3" ( 2.92m x 2.82m )

### Bedroom One

11' 2" Widest Point x 9' 8" ( 3.40m Widest Point x 2.95m )

### Bathroom

5' 7" x 5' 3" ( 1.70m x 1.60m )

### Note

Allington is a popular village ideally positioned with excellent access to both the A1 and A52, making it convenient for travel throughout the region. Nearby retail facilities include the Boundary Outlet and Downtown stores, offering a wide range of shopping opportunities.

The neighbouring market town of Grantham provides an extensive selection of amenities, including supermarkets, restaurants, public houses, leisure facilities, a cinema, recreational parks and sporting venues. The town also benefits from a mainline railway station with direct services linking London King's Cross to Edinburgh, making it ideal for commuters and those wishing to travel further afield.

The area is surrounded by attractive countryside and offers access to a number of renowned local attractions, including the National Trust's Belton House and Park, the historic Belvoir Castle, and the picturesque Rutland Water, providing excellent opportunities for leisure, recreation and outdoor pursuits.

### 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."

### Agents Note<sup>1</sup>

Please note this property is leasehold and site charges are applicable - Reviewed Annually in January  
Pitch Fee - £123.42 pmth  
Service Charges - Water metered Fixed Rate - £32 pmth  
Electric metered by Berkeley Parks - Approx £30 pmth  
LPG Gas tank  
One Small Pet and One Vehicle allowed

### Further 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](http://www.gov.uk))



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## Willow Way Allington Gardens, Allington Grantham

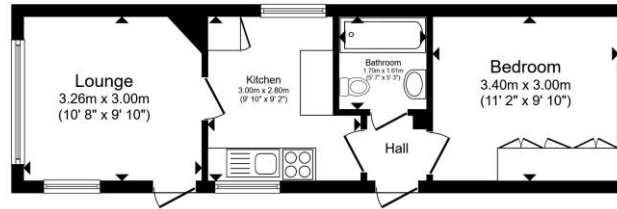
- One Bedroom Park Home
- Exclusive Over 50's Development and Pet Friendly
- Comfortable and Cosy Lounge
- Spacious Double Bedroom with Fitted Wardrobes
- Low Maintenance Gravel & Paved Garden

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

**£67,000 - £70,000**



Total floor area 32.6 m<sup>2</sup> (351 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

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Property Ref:  
GST114729 - 0002

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 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.



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