



**Connells**

Rowan Way  
Allington Grantham



## Property Description

Connells are delighted to bring to the market this 2 bedroom park home with a garage situated in the sort after village of Allington. Offering great transport links to the A1, This property comprises of lounge, dining room, kitchen, shower room and two bedrooms.. Externally the property has landscaped gardens with access to the garage from the front. To the rear there is a lawned area with a patio area and mature shrubs. Viewings are highly recommended! Being sold with no onwards chain.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

## Lounge

18' 6" x 11' 5" ( 5.64m x 3.48m )

With windows to the front and side, laminate flooring, gas fire.

## Dining Room

9' 5" x 7' 10" ( 2.87m x 2.39m )

Laminate flooring, doors leading to the inner hallway and kitchen.

## Kitchen

12' 9" x 9' 3" ( 3.89m x 2.82m )

With a window to the side, door leading to the dining room, door leading to the side of the property. Space for free standing appliances, radiator and laminate flooring.

## Inner Hallway

With doors leading to the shower room and two good sized bedrooms.

## Shower Room

With a window to the side, radiator, low level w.c, wash hand basin and a shower cubicle.

## Bedroom One

10' 9" x 9' 3" ( 3.28m x 2.82m )

With a window to the rear, carpet, radiator and carpet, built in wardrobes.

## Bedroom Two

9' 9" x 9' 5" ( 2.97m x 2.87m )

With a window to the rear, carpet, radiator, built in wardrobes.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01476 590 050**  
**E [grantham@connells.co.uk](mailto:grantham@connells.co.uk)**

2 Watergate  
GRANTHAM NG31 6PR

EPC Rating: **Council Tax**  
Exempt Band: A

Tenure:

**[view this property online](http://www.connells.co.uk/Property/GRM309436)** [connells.co.uk/Property/GRM309436](http://www.connells.co.uk/Property/GRM309436)

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GRM309436 - 0002