



**The Crescent, Allington Gardens, Allington, Grantham NG32 2DR**

**welcome to**

**The Crescent, Allington Gardens, Allington Grantham**

Selling 'NO CHAIN' - With lovely outdoor space, driveway, garage, and plenty of space for planters and seating. This well presented detached park home comprises of a lounge diner, kitchen, two bedrooms one with an en-suite and bathroom. Viewing Highly Recommended.



### Entrance Hall

With steps leading to the side door into the entrance having a storage cupboard, radiator and doors into the lounge, bedrooms and bathroom.

### Lounge

19' 4" x 10' 3" ( 5.89m x 3.12m )

Lovely large lounge with two windows to the rear aspect, feature fireplace with wood surround and electric fire, carpet, coving to the ceiling, two radiators and open dining area.

### Dining Area

With a window to the side aspect, carpet, coving to the ceiling and radiator.

### Kitchen

12' x 9' 3" ( 3.66m x 2.82m )

With a window to the side aspect, and having a range of white units to both the floor and eye level with dark marble effect worktops over, white sink, drainer, mixer tap and decorative tile splashbacks. Freestanding double oven, hob with extractor hood above, space for a fridge freezer and washing machine, Coving to the ceiling, vinyl flooring, radiator and door leading out to the side aspect.

### Bedroom One

10' 11" x 9' 5" ( 3.33m x 2.87m )

Double bedroom with a window to the front aspect, built-in wardrobe and drawers, carpet, coving to the ceiling, radiator and door leading into the en-suite.

### En-Suite Shower Room

With a window to the side aspect, and comprising of a shower cubicle, wash hand basin, low level WC, coving to the ceiling, carpet, radiator and extractor fan.

### Bedroom Two

10' 11" x 9' 5" ( 3.33m x 2.87m )

With a window to the rear aspect, built-in wardrobe and drawers, coving to the ceiling, carpet and radiator.

### Bathroom

6' 6" x 5' 5" ( 1.98m x 1.65m )

With a window to the side aspect and comprising of a bath, pedestal wash hand basin, low level WC, partial tiling to the walls, coving to the ceiling, carpet, radiator and extractor fan.

### General Description Outside

Open with gravel to the front, side driveway, garage and hardstanding, perfect for planters and pots. Pathway and steps to the side door.

An abundance of mature shrubs and plants, with lawn and gravel, patio area perfect for seating and relaxing.

The LPG gas tank is also located in the rear garden.

Single garage with power and lighting.

### Agents Note:

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

Pitch Fee - £143.39 pmth

Service Charges - Water metered Fixed Rate - £24.90 pmth

Electric metered by Berkeley Parks - Approx £40 pmth

LPG Tank - metered

1 Vehicle and 1 small pet permitted



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## The Crescent Allington Gardens, Allington Grantham

- Detached Park Home
- Lounge Diner
- Two Bedrooms, One with an En-Suite
- Driveway and Garage
- Lovely 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.

guide price

**£115,000**



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.localagent.com



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postcode not the actual property

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Property Ref:  
GST113266 - 0005

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