

Rowan Way, Allington Gardens, Grantham NG32 2FJ

william h brown

welcome to

Rowan Way, Allington Gardens, Grantham

Brand new and fully furnished park home on the highly sought-after Allington Gardens over-50s development. Offering spacious accommodation, a beautiful fitted kitchen and attractive outdoor space. Ideally located with excellent transport links to the A1 and A52. Viewing highly recommended.













Entrance Hall
With modern UPVC door leading into the entrance hall, which has a radiator coving and spotlights to the ceiling and newly fitted carpet.

Lounge
12' 8" x 11' (3.86m x 3.35m)
With an altered ceiling, which has coving and spotlights, french doors out to the rear of the property with stunning open field views. Decorative electric fireplace with a surround. Window to side aspect, radiator, decorative shelving and newly fitted carpets.

Dining / Kitchen
13' 2" x 11' (4.01m x 3.35m)
This beautiful new kitchen has cream coloured units at both floor and eye level, Built-in electric double oven at eye level with a gas hob and extractor hood above. Integrated fridge and freezer and washing machine.
Stainless steel sink unit with a single drainer and mixer tap over. Built-in cupboards floor to ceiling for extra storage space, window to the side aspect and glazed door to the side aspect. Soft vinyl with grey wood effect flooring, coving and spotlights to the ceiling. Dining area.

Bedroom One
9' 5" (minimum) x 9' 4" (to front of the wardrobes) (2.87m (minimum) x 2.84m (to front of the wardrobes))
This bedroom is a good size double with fitted wardrobes to one wall and shelving. Radiator coving and spotlights to the ceiling and window to the side aspect.

Bedroom Two
8' 9" x 8' 2" (2.67m x 2.49m)
A range of fitted wardrobes, dresser unit and bedside cabinets. Window to the rear aspect, radiator and coving and spotlights to the ceiling.

Family Bathroom
6' 3" x 6' (1.91m x 1.83m)
Comprising a bath with a shower over, vanity sink unit with drawers beneath, low-level WC. Heated towel rail, part tiling to the walls, extractor fan. Window to the rear aspect and light grey soft vinyl flooring.

General Description Outside
Three sides have newly turf lawn gardens. Single garage with an up and over door and a side personal. Beautiful stunning field views to the rear of the property.

Agents Note:
Leasehold property with charges applicable reviewed annually.
Current Pitch Fee - £237 pmth
Service charges - Water - £20.60 pmth
Electric - metered through Berkeley Parks - Approx £40 pmth

Further 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."

welcome to

Rowan Way Allington Gardens, Allington Grantham

- Brand New 50' x 12' Park Home
- Beautiful Lounge Facing Open Fields
- Two Bedrooms
- Allington Gardens Over 50's Retirement
- Fully Furnished

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

£149,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112373

The Property Ombudsman

Property Ref:
GST112373 - 0009

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.