

The Hawthorns, Allington Gardens, Grantham NG32 2FS

william h brown

welcome to

The Hawthorns, Allington Gardens, Grantham

Well-presented park home on the highly sought-after Allington Gardens over-50s complex. Offering spacious accommodation with a modern kitchen, shower room, two bedrooms, including an en-suite to the principal bedroom. Benefitting from a driveway, garage and well-maintained gardens.













Entrance Hall
Entering the property to the front through a part glazed door into the hallway having a storage/airing cupboard, carpet and a radiator.

Lounge
21' 6" Into Bay x 10' 8" (6.55m Into Bay x 3.25m)
Lovely dual aspect room with a bay window to the front and window to the side aspect, feature Adam style fireplace with surround, hearth and inset electric fire, carpet, coving to the ceiling and two radiators. French doors leading through to the kitchen/diner.

Kitchen Diner
17' 1" Into Bay x 8' 8" (5.21m Into Bay x 2.64m)
Lovely modern kitchen with grey units to both the floor and eye level with worktops over, black sink, drainer and mixer tap. Integrated oven, electric hob with extractor hood above. Built-in dishwasher and a radiator. Access into the utility room.

Utility Room
6' 10" x 5' 4" (2.08m x 1.63m)
Having grey units with work top over, stainless steel sink and laminate flooring. Space for a fridge freezer and washing machine. Door leading out to the side of the property.

Bedroom One
11' 7" x 9' 5" (3.53m x 2.87m)
With a window to the rear aspect, carpet, coving to the ceiling and a radiator. Access into the en-suite.

En-Suite Shower Room
With a window to the side aspect and comprising of a shower cubicle, vanity sink unit, low level WC, heated towel rail, extractor fan and vinyl flooring.

Bedroom Two
9' 8" x 8' 3" (2.95m x 2.51m)
With a window to the side aspect, built-in wardrobes, carpet and a radiator.

Shower Room
6' 3" x 5' 3" (1.91m x 1.60m)
With a window to the side aspect and comprising of a shower cubicle, vanity sink unit, low level WC, tiling to the walls, vinyl flooring and a heated towel rail.

General Description Outside
The steps to both sides of the property leading to two doors, outside of the property there is a lovely garden area to the side and the rear of the property with a patio area, ideal for outside dining, lawn, shrubs and hedges. Driveway and garage to the side of the property.

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 1:
Please note this property is leasehold and site charges are applicable - Reviewed Annually in January
Pitch Fee - £180.56 pmth
Service Charges - Water metered Fixed Rate - £32 pmth
Electric metered by Berkeley Parks - Approx £30 pmth
Gas metered and charged on usage

One Small Pet and One Vehicles allowed

Further Notes:
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)

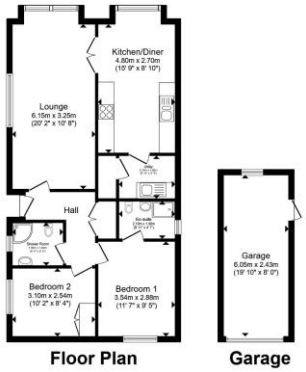
welcome to

The Hawthorns Allington Gardens, Allington Gardens Grantham

- SOUGHT AFTER ALLINGTON GARDENS
- OVER 50'S RETIREMENT COMPLEX
- Lounge and Dining Area
- Two Bedrooms, One with an En-Suite
- Driveway, Gardens and Garage

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

Total floor area 86.6 m² (933 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

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guide price

£120,000 - £125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114561

The Property Ombudsman

Property Ref:
GST114561 - 0004

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.

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