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8 St Anthony Close, Quadring PE11 4FG

£69,950

**BELVOIR!**





## Key Features

- > 40% SHARED OWNERSHIP
- > THREE BEDROOMS
- > KITCHEN/DINER
- > CLOAKROOM
- > OFF ROAD PARKING
- > ENCLOSED GARDEN
- > Tenure: Leasehold
- > EPC rating B



**Belvoir incorporating Munton and Russell are pleased to offer for sale this ideal opportunity to get on to the property ladder, offered for sale with a 40% shared ownership basis. The property is situated in the village of Quadring, local amenities are within easy reach and access to local schooling and a short drive from the Market Town of Spalding. The accommodation in brief comprises of entrance hall, cloakroom, kitchen/diner, lounge. First floor landing, three bedrooms and family bathroom. Externally ample off road parking, enclosed rear garden.**



## ENTRANCE

Sealed unit double glazed door with storm porch over, stairs to first floor landing, under stairs storage cupboard, radiator.

## CLOAKROOM

Two piece suite comprising of WC, wash hand basin, heated towel rail, extractor.

## KITCHEN/DINER

14'10" x 9'8" (4.5m x 2.9m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, built in oven hob and hood, space for washing machine, wall mounted boiler, radiator.

## LOUNGE

16'8" x 9'9" (5.1m x 3m)

UPVC double glazed window and French doors to the rear elevation, radiator.





## FIRST FLOOR LANDING

Two storage cupboards, access to loft space.

## BEDROOM 1

10'10" x 9'11" (3.3m x 3m)

UPVC double glazed window to the front elevation, radiator.

## BEDROOM 2

13'11" x 8'1" (4.2m x 2.5m)

UPVC double glazed window to the rear elevation, radiator.

## BEDROOM 3

8'4" x 7'5" (2.5m x 2.3m)

UPVC double glazed window to the rear elevation, radiator.

## BATHROOM

UPVC double glazed window to the front elevation, three piece suite comprising of WC, wash hand basin, panelled bath with shower screen, mixer shower, heated towel rail, extractor.

## EXTERNALLY

FRONT: Open plan, driveway providing off road parking.

REAR: Enclosed by fencing, laid to lawn, raised flowerbed.

## AGENTS NOTE

Shared Ownership - The property is for sale under a Shared Ownership scheme with Platform Housing Group. This is for sale as a 40% share. All buyers would need to complete a Platform application and be assessed on affordability before a sale can be agreed.

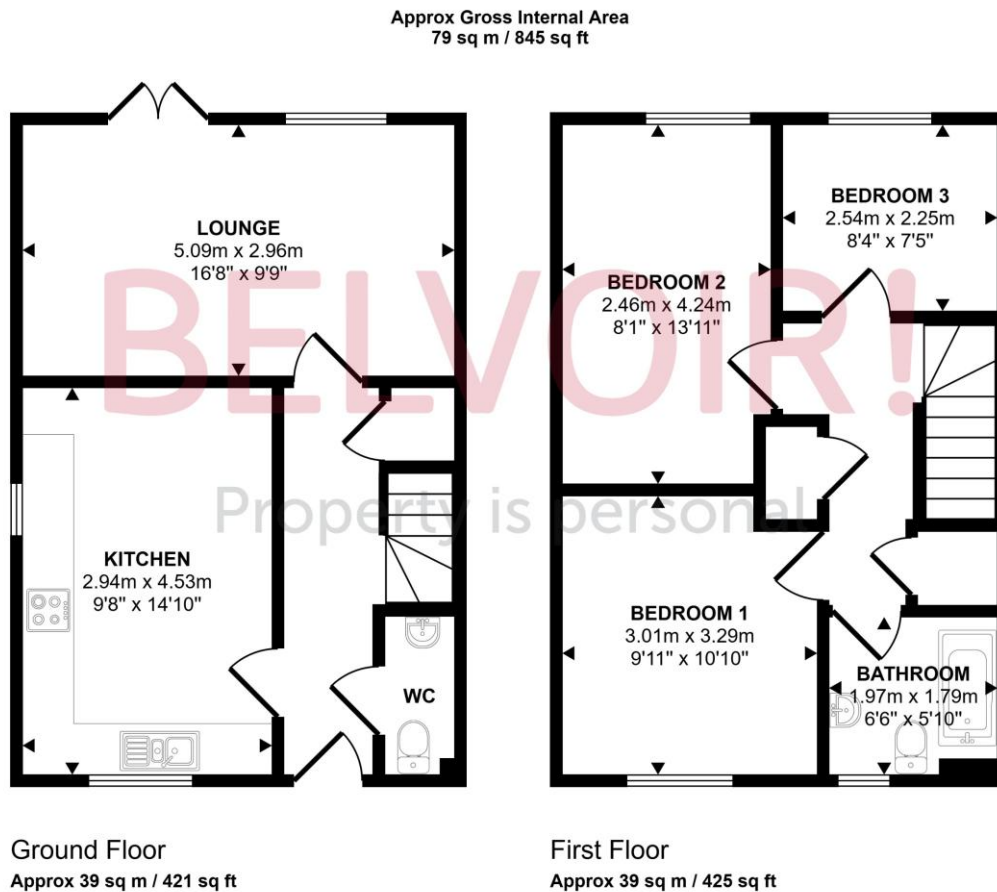
The remaining 60% is then based on a reduced rent. There is a monthly service charge included in the rental figure that covers building insurance and upkeep to communal areas.

The property is leasehold with 987 years remaining, we have been informed that the current rent on the remaining 60% is £432.12 per month.

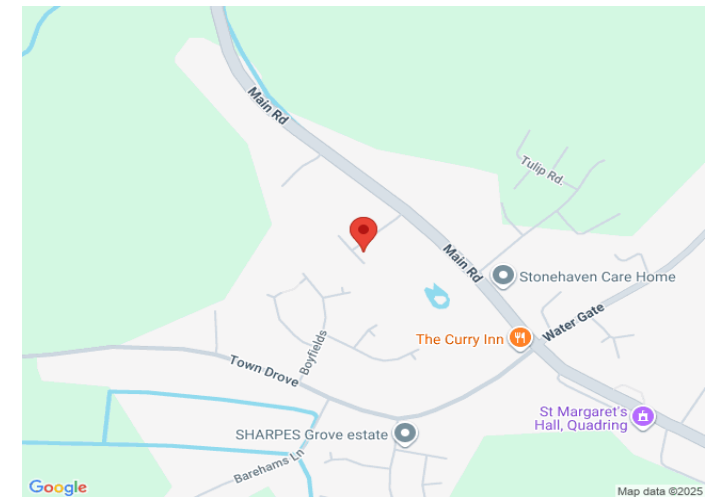
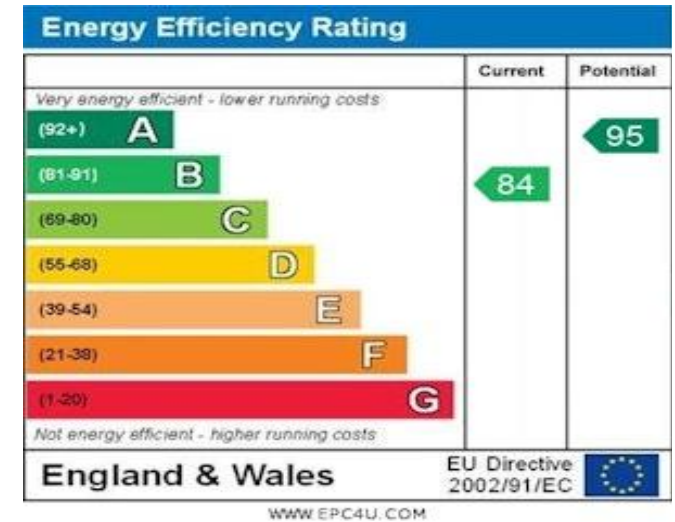








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact us today to arrange a viewing...

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