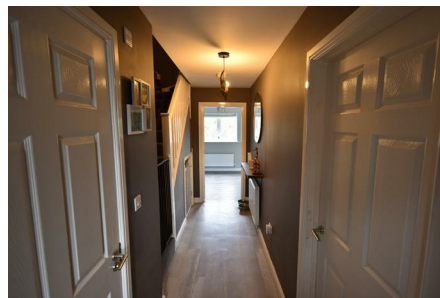


St. Anthony Close, Quadring, Spalding, Lincs PE11 4FG



35% Shared Ownership £77,000 Leasehold

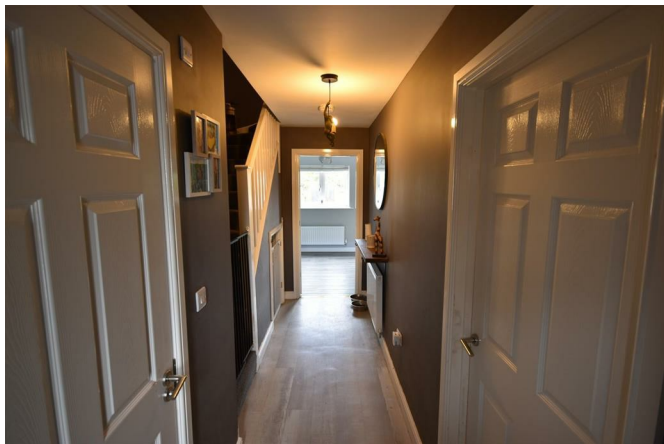


****35% SHARED OWNERSHIP**** A viewing is a must on this good sized shared ownership property which is ideal for first time buyers. The accommodation comprises of Entrance Hallway, Downstairs W.C., Lounge, Kitchen/Diner, Three Bedrooms, Bathroom, Good Sized Rear South Facing Garden and Driveway. The property is in a good village location which benefits from a Post Office/Convenience Store, Primary School, Indian Restaurant, Village Hall and Park are all within walking distance. Further amenities are available in Gosberton and Donington such as Doctors Surgery, Public House and Local Shops. EPC rating B and Council Tax Band B.

Accommodation

The property is entered through a composite part glazed door into the entrance hallway.

Hallway



A good sized hallway with doors leading off to all downstairs rooms, stairs to first floor landing, fuse box, luxury vinyl tiled flooring and understairs storage cupboard.

Downstairs W.C.



Having a wall mounted wash hand basin, close coupled W.C., heated towel rail, extractor fan and vinyl flooring.

Lounge

17'8" x 10'1"



Having a purpose built media wall with inset electric fire and lighting, patio doors leading out to the rear garden and stone plastic composite flooring.

Kitchen/Diner

15'7" x 10'1"



Having a large range of wall and base units with worktop over, electric oven, gas hob with extractor over and stainless steel splashback, one and half bowl stainless sink with mixer tap, space for fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted combi boiler, vinyl flooring, four way ceiling light bar, under cupboard lighting and carbon monoxide alarm.

Landing

The landing has two large storage cupboards one with shelving and a radiator.

Bedroom One

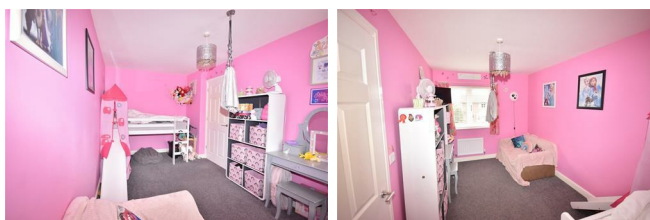
11'5" 10'4"



Having a window to the front elevation and T.V. point.

Bedroom Two

14'4" x 8'6"



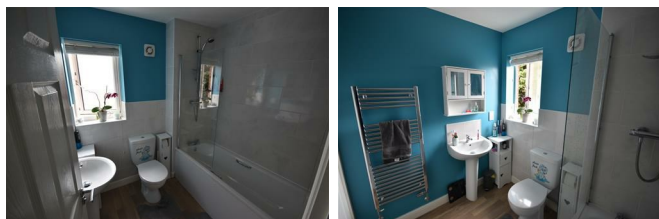
A good sized second bedroom with window to rear elevation looking out onto the garden and open views and T.V. point.

Bedroom Three 8'10" x 8'2"



This bedroom also looks out over the garden and open views and has a T.V. point.

Bathroom 6'12" x 6'1"



Having a three piece suite comprising of panelled bath with mains fed shower over, pedestal wash hand basin, close coupled W.C., heated towel rail, partially tiled walls, extractor fan and vinyl flooring.

Outside Front



To the front of the property is a large driveway suitable for 3 cars, a pathway leading to the front entrance door and side access gate, graveled areas, key lock box and an outside light.

Outside Rear



A good sized fully enclosed rear garden with patio, wood chip and lawned areas, outside tap, three outdoor wall lights, double electric sockets at the top and bottom of the garden and slatted shed base with shed.

Shared Ownership

The property is for sale under a Shared Ownership scheme with Platform Housing Group. This is for sale as a 35% share. All buyers would need to complete a Platform application and be assessed on affordability before a sale can be agreed.

The remaining 65% is then on a reduced rent. There is a monthly service charge included in the rental figure that covers Building insurance and upkeep to communal areas.

Agents Note

Please be aware that the vendor of the property works for the Belvoir Sleaford office. We are disclosing this information to all parties involved for complete transparency.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are

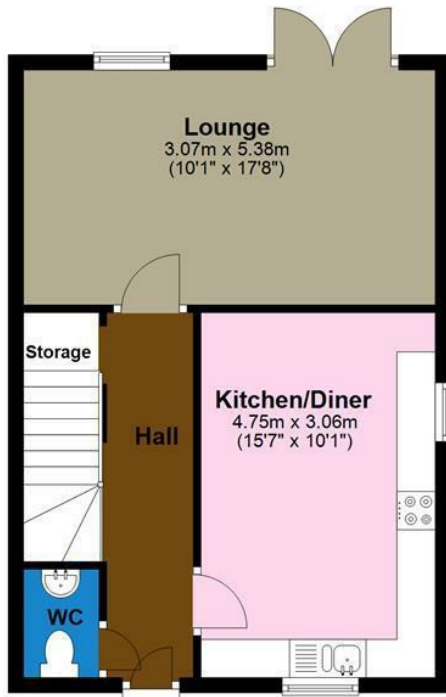
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

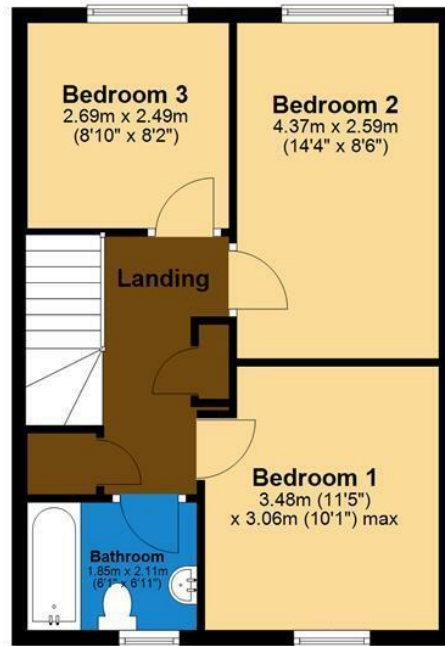
Ground Floor

Approx. 42.7 sq. metres (459.1 sq. feet)

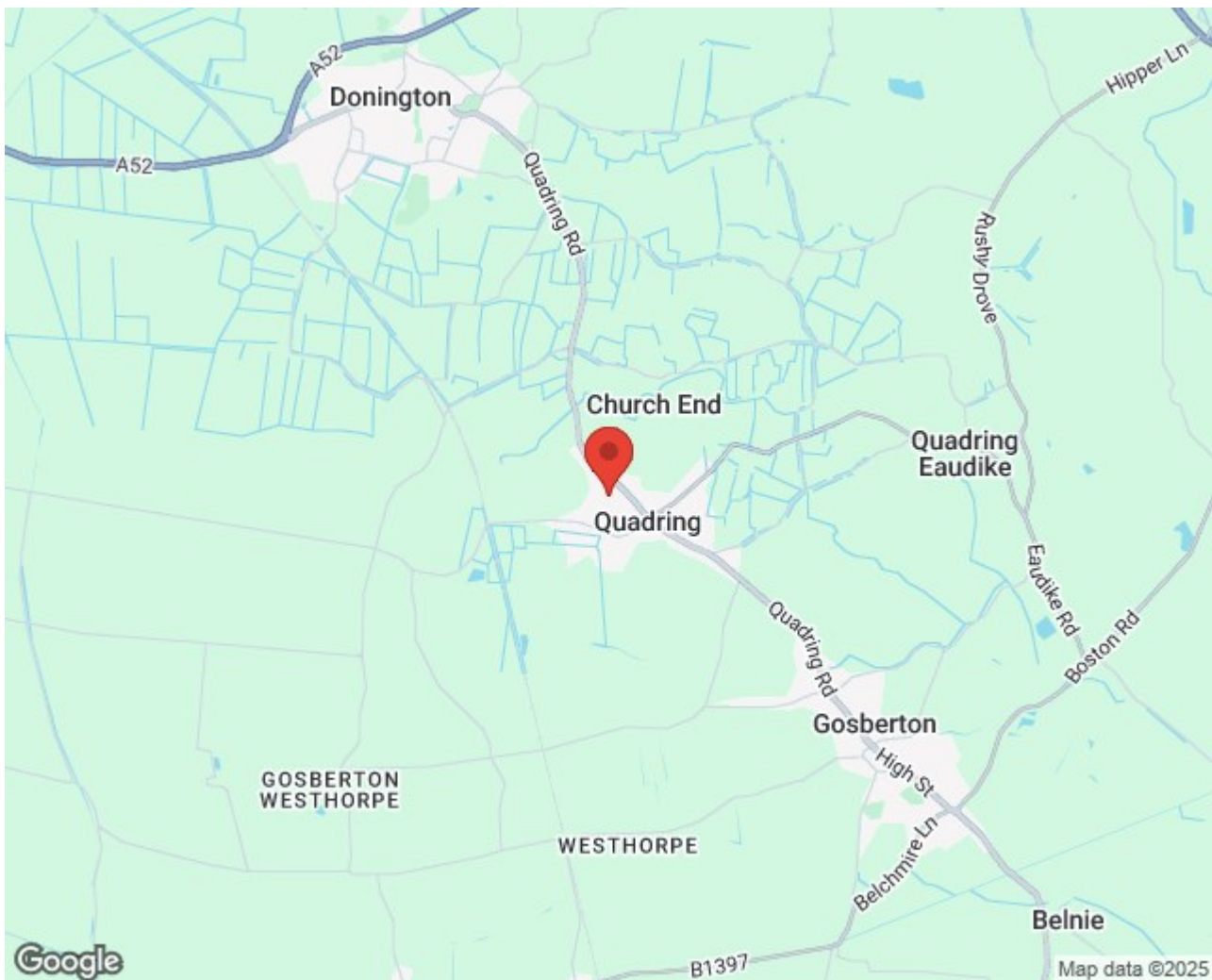


First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 sq. feet)



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |