



william  
h brown  
for sale  
Grantham  
01476 566363

**Rawle Green, Grantham NG31 8SP**



**welcome to**

**Rawle Green, Grantham**

LEASEHOLD PROPERTY 40% SHARED OWNERSHIP FOR £84,000

Great First Time Buyer home in a great location offering a lounge, kitchen, downstairs cloakroom, two bedrooms and family bathroom, hill views in



### **Entrance Hall**

Entering the property through a part glazed door into the entrance hall with doors into the downstairs cloakroom and lounge.

### **Downstairs Cloakroom**

With a window to the front aspect, wash hand basin, low level WC and a radiator.

### **Lounge**

12' 9" x 13' 7" ( 3.89m x 4.14m )

With a window to the rear aspect, carpet, radiator and French doors leading out to the rear garden.

### **Kitchen**

7' 4" x 9' 5" ( 2.24m x 2.87m )

With a window to the front aspect, integrated oven, gas hob, with extractor hood above. There is a stainless steel sink with drainer and mixer tap, space for a washing machine and a radiator.

### **First Floor Landing**

With carpet and doors leading into the bedrooms and family bathroom.

### **Bedroom One**

9' 1" x 13' 9" ( 2.77m x 4.19m )

With a window to the rear aspect, carpet and a radiator.

### **Bedroom Two**

10' x 13' 9" ( 3.05m x 4.19m )

With a window to the front aspect, carpet, storage cupboard and a radiator.

### **Family Bathroom**

With a window to the side aspect, bath and shower over with mixer tap, wash hand basin, low level WC, partial tiled walls, and a heated towel rail.

### **General Description Outside**

Approaching the property to the front there is a driveway to the side with off road parking for two vehicles, Front lawn and gated access to the rear of the property.

The large private rear garden is mainly laid to lawn with a patio and hill views in the distance.



**view this property online** [williamhbrown.co.uk/Property/GST112387](http://williamhbrown.co.uk/Property/GST112387)



welcome to

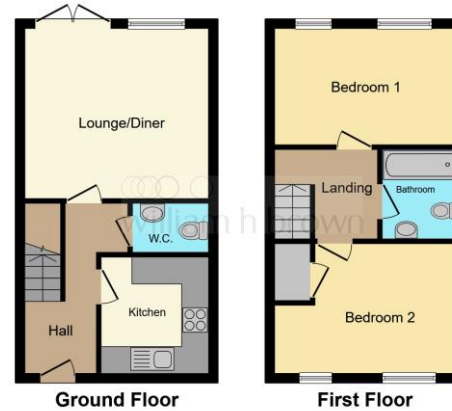
## Rawle Green, Grantham

- SHARED OWNERSHIP 40% - £84,000
- End-Terraced House
- Modern Throughout
- Two Bedrooms
- Off Road Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jul 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£84,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112387 - 0003

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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