



**Jenkinson Crescent, Great Gonerby, GRANTHAM NG31 8XN**



**welcome to**

**Jenkinson Crescent, Great Gonerby, GRANTHAM**

POPULAR VILLAGE LOCATION - Three bed semi with lounge and modern kitchen/diner, LIKE NEW. Property also provides off road parking with a driveway to the side and garden to the rear. With 50% SHARED OWNERSHIP for £120,000



### **Entrance**

Entering the property to the front through a composite door into the lounge.

### **Lounge**

16' 2" x 15' max ( 4.93m x 4.57m max )

Having dark wood composite flooring throughout the lounge. Built-in under stairs cupboard which has lighting. Window to the front aspect with radiator below.

Wall mounted TV bracket, staircase to the first floor and door leading through to the dining kitchen.

### **Dining Kitchen**

16' 1" x 12' ( 4.90m x 3.66m )

Having a range of grey high gloss units at both floor and eyelevel to include a full size larder unit, one and a half stainless steel sink unit with a single drainer and a mixer tap over. Space for an American fridge freezer. Plumbing for an automatic washing machine. Built-in electric oven and induction hob and extractor chimney hood above. With a window, radiator and door to the rear. This dining kitchen is spacious enough to incorporate a family size dining table with decorative woodgrain flooring leading to the cloakroom.

### **Cloakroom**

With decorative wood panelling to the walls, low-level WC, pedestal wash hand basin, radiator and woodgrain effect flooring.

### **First Floor Landing**

This spacious landing area has a window to the side aspect, hatch access to the loft which the vendor advises has a loft ladder and has been partly boarded.

### **Master Bedroom**

15' 3" x 8' 4" ( 4.65m x 2.54m )

With a range of built-in wardrobes to one wall, with the added benefit of internal lighting, fitted drawer units. Window to the rear aspect and a radiator.

### **Bedroom Two**

11' 8" x 8' 4" ( 3.56m x 2.54m )

This double bedroom has a window to the front aspect and a radiator.

### **Bedroom Three**

9' x 7' 4" ( 2.74m x 2.24m )

With a window to the rear aspect and a radiator.

### **Family Bathroom**

Comprising of a white suite, bath with a shower over, low-level WC and pedestal wash hand basin, decorative tiling to the walls. Extractor fan, heated towel rail and vinyl flooring.

### **General Description Outside**

Approaching the property there is a block paved driveway providing off-road parking for at least two vehicles. There is a pathway leading to the front of the property and also gated access to the rear. There is a small frontage which has been planted with shrubs.

To the rear the garden is mainly lawn with the feature deck area for outside dining, and raised vegetable beds. Paved patio and pathway immediately to the rear of the property. Shed included the garden is fully enclosed by fencing, and is perfect for a family.

### **Note:**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### **Agents Note:**

This property is Leasehold and being sold as a 50% share for £120,000

Rent - £273.45

Service Charge - £9.03

Management Fee - £25.15

Property Insurance - £7.83



**view this property online** [williamhbrown.co.uk/Property/GST111833](http://williamhbrown.co.uk/Property/GST111833)



welcome to

## Jenkinson Crescent, Great Gonerby GRANTHAM

- 50% SHARED OWNERSHIP for £120,000
- Beautifully Presented Throughout
- 'Like New'
- Three Bedrooms
- Off Road Parking and Garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 96 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



# £120,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GST111833](https://www.williamhbrown.co.uk/Property/GST111833)



Property Ref:  
GST111833 - 0002

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.

  
william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)