



Vista Old Oak Close, Grantham NG31 7YF

welcome to

Vista Old Oak Close, Grantham

Plot 33 - The Weston T1, A 3 Bed Detached NEW BUILD House

This property is on the outskirts of Grantham, in a very popular location. Finished to a high standard with modern kitchen and integrated appliances. £110,000 is a 40% shared ownership price, based on 100% value of the home at £275,000.



Entrance Hall

With doors leading off to the kitchen/diner, downstairs cloakroom, lounge and staircase leading up to the first floor landing.

Downstairs Cloakroom

With low level WC, wash hand basin and vinyl flooring.

Lounge

14' 6" x 10' (4.42m x 3.05m)

This lovely size lounge has windows to the front and side aspect, and patio doors leading out to the rear garden.

Dining Kitchen

14' 6" x 9' 5" (4.42m x 2.87m)

With window to the front aspect, doors leading out to the rear garden, a range of units at both floor and eye level, sink unit with mixer tap, integrated oven, hob and fridge freezer, and vinyl flooring.

First Floor Landing

With storage cupboard, doors leading off to the three bedrooms and bathroom and hatch access to the loft.

Bedroom One

10' 9" x 9' 5" (3.28m x 2.87m)

With a window to the front aspect, storage cupboard, and door leading into the en-suite.

En-Suite Shower Room

With windows to the rear and side aspect, low level WC, wash hand basin, shower cubicle and vinyl flooring

Bedroom Two

10' x 7' 8" (3.05m x 2.34m)

With windows to the side and rear aspects and a radiator.

Bedroom Three

12' 1" x 6' 5" (3.68m x 1.96m)

With windows to the front and side aspects and a

radiator.

Bathroom

This beautifully fitted modern bathroom suite has a bath with a shower over, low level WC, vanity wash hand basin with cupboard beneath, decorative tiling to the walls and soft vinyl flooring.

General Description Outside

The gardens are turfed, with a paved patio area for outside dining. The rear garden is fully enclosed with a side gate.

Further Notes

With superb access to the town and the village of Barrowby, the A1 and the A52, and also with a 1 hour and 5 minute intercity link from the Grantham train station to London Kings Cross station. To be purchased in conjunction with the Longhurst Group.

The market town of Grantham has a number of large supermarkets, weekly street market, award winning parks, churches, antique shops, also in close proximity to the Woolsthorpe Manor the birth place of Sir Isaac Newton. There are many places of interest within a 30 mile radius including Belton House, Belvoir Castle, Burghley House and Rutland Water.

Shared Ownership

Shared Ownership is a great way for you to get a foot on the property ladder if you can't afford to buy a home outright on the open market. it can ease the pressure of needing to save for a large deposit, or having to make high mortgage repayments.

Essentially, it means you'll be buying a share of your home - usually up to 75% - and paying an affordable rent on the remainder. When you're in a position to do so, it's also possible to buy further shares in your home. This is known as Staircasing.

Example Share Breakdowns

Shares are available from 10% to 75%. Please see example prices and rents listed below.

40% share - Purchase price £110,000 - Rent Charges of £378.13

60% share - Purchase price £165,000 - Rent Charges of £252.08

75% share - Purchase price £206,250 - Rent Charges of £157.55

Full Property Value £275,000

A monthly service charge will also apply of £75.04.

This includes building insurance, grounds maintenance and the management charge.

Local Connection

Please note this scheme requires a local connection. The agent will be happy to provide further information.



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welcome to

Vista Old Oak Close, Grantham

- BRAND NEW HOME - SHARED OWNERSHIP
- THREE BEDROOM DETACHED HOUSE
- PLOT 33 - WESTON T1
- VERY GOOD SIZE THROUGHOUT
- 10 YEAR NEW BUILD WARRANTY

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 900.48

Ground Rent: 4537.56

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST112695 - 0003

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