



**Vista, Whinbush Drive, Grantham NG31 7WG**

**welcome to**

**Vista, Whinbush Drive, Grantham**

Plot 227 - The Weston T2, 3-Bed Semi-Detached

NEW BUILD on the outskirts of Grantham, in a very popular location. Finished to a high standard with modern kitchen and integrated appliances. £100,000 is a 40% shared ownership price, based on 100% value of the home at £250,000.



### **Entrance Hall**

With storage cupboard, stairs leading to the first floor landing and doors leading into a cloakroom, lounge and kitchen/diner.

### **Downstairs Cloakroom**

With a low level wc, and wash hand basin, with decorative tiling and a radiator.

### **Lounge**

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

This lovely size living area has a two windows to the front and side aspect and a radiator. With large understairs storage cupboard.

### **Dining Kitchen**

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

This modern brand new kitchen has a range of units at both floor and eye level, stainless steel sink with a single drainer and a mixer tap over. Integrated fridge freezer, space for a washing machine. Built in electric oven, hob and extractor hood above.

### **First Floor Landing**

With built in storage cupboards, hatch access to the loft, doors leading off to the bedrooms and bathroom.

### **Bedroom One**

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

With windows to the front aspect, a radiator and door leading into the en-suite.

### **Ensuite Shower Room**

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

### **Bedroom Two**

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

With a window to the side aspect, and a radiator.

### **Bedroom Three**

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

With a window to the front aspect and a radiator.

### **Family Bathroom**

This beautifully fitted modern bathroom has a bath with a shower over, low level wc and fitted vanity sink. Modern tiling to the walls and soft vinyl flooring. Radiator.

### **Description Outside**

With front and rear garden, both being turfed, and the rear garden also having a paved patio area, and enclosed by fencing.

### **Agents Note**

This plot does not include the furniture. If you wish to enquire about the furniture, please contact the agent.

### **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 Amplius 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 Breakdown**

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

40% share - Purchase price £100,000 - Rent Charges of £343.75

60% share - Purchase price £150,000 - Rent Charges of £229.17

75% share - Purchase price £187,500 - Rent Charges of £143.23

Full Property Value £250,000

A monthly service charge will also apply of £77.17. 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

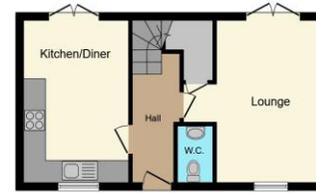
## Vista Whinbush Drive, Grantham

- BRAND NEW HOME - SHARED OWNERSHIP
- THREE BEDROOM SEMI-DETACHED HOUSE
- PLOT 227 - THE WESTON T2
- 10 YEAR NEW BUILD WARRANTY
- TO INCLUDE SOME KITCHEN APPLIANCES

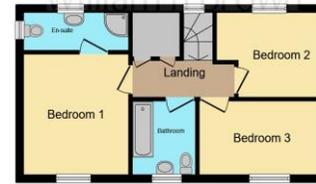
Tenure: Leasehold EPC Rating: Exempt

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.

# £100,000



Ground Floor



First Floor



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST112848 - 0005

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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