



Lauriston Road, Grantham NG31 8UY

welcome to

Lauriston Road, Grantham

**** LEASEHOLD PROPERTY 30% SHARED OWNERSHIP FOR £55,500 ****

Perfect First Time Buyer home in a sought after location close to the town centre. Modern two bedroom, semi-detached house with driveway for 2 vehicles and lovely private garden to the rear. Beautifully presented throughout.



Entrance

Entering the property at the front into the hallway with staircase leading to the first floor landing, wood effect flooring and door into the lounge.

Lounge

14' 10" x 12' 1" (4.52m x 3.68m)

With a window to the front aspect, wood effect flooring, radiator, and door leading into the kitchen diner.

Downstairs Cloakroom

Comprising of a wash hand basin, low level WC, wood effect flooring and radiator.

Kitchen

15' 9" x 8' 7" (4.80m x 2.62m)

With a window to the rear aspect and having a range of white units to both the floor and eye level with grey worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, gas hob with extractor hood above, space for a washing machine, dishwasher and fridge freezer. Wood effect flooring, wall mounted boiler, tiling to the walls and door leading out the rear garden.

First Floor Landing

With carpet, hatch access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m)

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

Bedroom Two

12' 6" x 8' 1" (3.81m x 2.46m)

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

Bathroom

7' x 6' 4" (2.13m x 1.93m)

Comprising of a bath with shower over, wash hand basin, low level WC, tiling to both the floor and walls and a heated towel rail.

General Description Outside

Approaching the property to the front with a block paved driveway for approximately two vehicles, paved pathway to the front door and gate and open slated area, perfect for planters or pots.

Gated access through to the rear.

Lovely private rear garden with raised beds, paved patio area, perfect for outside dining and entertaining, lawn, shed for storage, all enclosed by fencing.

Agents Note:

Please note this property is being sold on a shared ownership basis - 30% for £55,500.

Leasehold Total rental charges- including Service Charges - £331.14 PCM

Ground Rent - £301.96

Management Fee - £25.95

Property Insurance £3.23



view this property online williamhbrown.co.uk/Property/GST113341



welcome to

Lauriston Road, Grantham

- SHARED OWNERSHIP 30% - £55,500
- Perfect First Time Buyer Home
- Beautifully Presented Throughout
- Two Bedrooms
- Driveway and Enclosed Rear Garden

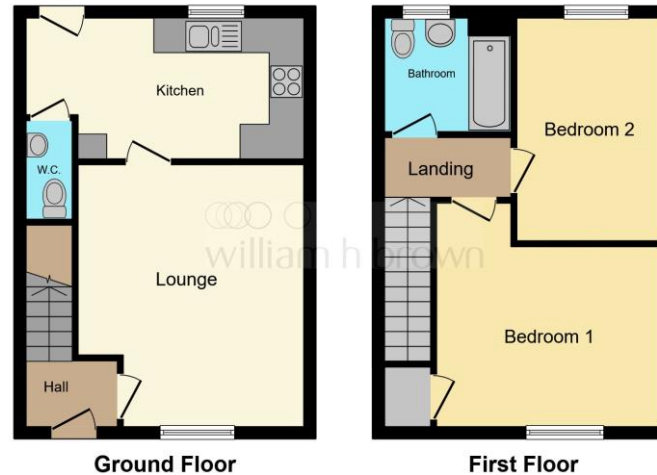
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 311.40

Ground Rent: 3623.52

This is a Leasehold property with details as follows; Term of Lease 99 years from 19 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113341



Property Ref:
GST113341 - 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



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk