



The Oak - Manthorpe Chase, Manthorpe, Grantham NG31 8FH

welcome to

The Oak - Manthorpe Chase, Manthorpe, Grantham

The Oak - 2-Bed Semi Det Home with Driveway

Available on a Shared Ownership Basis (10%-75%)

A beautifully presented 2 bedroom semi detached house with a Drive & Garden built by Allison Homes, offering stylish, modern living.



Entrance Hallway

The entrance hallway provides access to the Lounge & stairs to the first floor

Lounge

10' 2" x 17' 11" (3.10m x 5.46m)

A spacious lounge with window to the front aspect. The room also includes a TV point, making it perfect for relaxing.

W.C

The W.C is fitted with a contemporary white two-piece suite comprising a wash hand basin & WC, complemented by stylish vinyl flooring

Kitchen Diner

13' 3" x 10' (4.04m x 3.05m)

The kitchen features a stylish sleek design, complete with integrated oven, hob, and extractor. A laminate worktop and coordinating splashback add a modern touch, while a stainless steel sink with mixer tap provides practicality. There is space for a fridge freezer and washing machine, and the room is finished with durable vinyl flooring. Patio doors open out to the rear garden, creating a light and airy space perfect for everyday living and entertaining

Landing

Giving access to both bedrooms & family bathroom

Bedroom One

9' 11" x 9' 9" (3.02m x 2.97m)

A spacious master bedroom featuring window to the front aspect & benefiting from built-in storage for added convenience

Bedroom Two

13' 3" x 10' 1" (4.04m x 3.07m)

Having a window to the rear aspect

Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a bath with sleek shower screen, wash basin, and WC, all complemented by modern chrome taps. Stylish floor-to-ceiling tiling surrounds the bath, with a tiled splashback to the wash basin and windowsill. The room is finished with practical vinyl flooring for a clean, modern look

Exterior

To the front, the property features a landscaped garden creating a welcoming entrance. The fully enclosed rear garden is laid to lawn and bordered by timber fencing, offering a safe and private outdoor space. A driveway provides off-road parking for two vehicles. Additional features include PIR sensor lighting to the front and rear, and a mains-powered doorbell for added convenience and security

The Oak Plots Available

Plots; 153, 154, 151, 152, 146, 147, 149

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.

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

10% Share - Purchase Price £21,000 - Rent Charges of £433.13

25% Share - Purchase Price £52,500 - Rent Charges of £360.94

50% Share - Purchase Price £105,000 - Rent Charges of £240.63

75% Share - Purchase Price £157,500 - Rent Charges of £120.31

Full Property Value - £210,000

Service Charges

A monthly service charge of £48.67 will apply. This will include building insurance, ground maintenance and the management charge

Agents Notes

Please note these homes are in a Designated Protected Area and will therefore have relevant provisions in the Lease. For further information please speak to a member of the sales team

Local connection requirement , please speak to a member of the sales team. In the long description to help if that's best suited .



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The Oak - Manthorpe Chase Manthorpe Chase, Manthorpe Grantham

- PLOT 153 - THE OAK
- TWO BED SEMI DETACHED HOUSE WITH DRIVEWAY
- SHARED OWNERSHIP PROPERTY - AVAILABLE TO PURCHASE FROM 10% - 75% -
- PRICE SHOWN BASED ON 50% SHARE

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

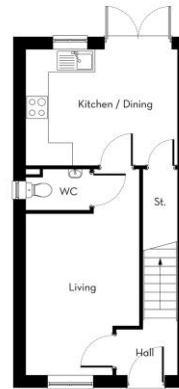
Ground Rent: Ask Agent

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.

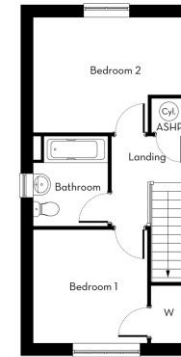
Shared ownership

£105,000

Belton Road
The Oak



GROUND FLOOR



FIRST FLOOR



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113561 - 0004

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.

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