



The Heron, Barrowby Road, Grantham NG31 8AE

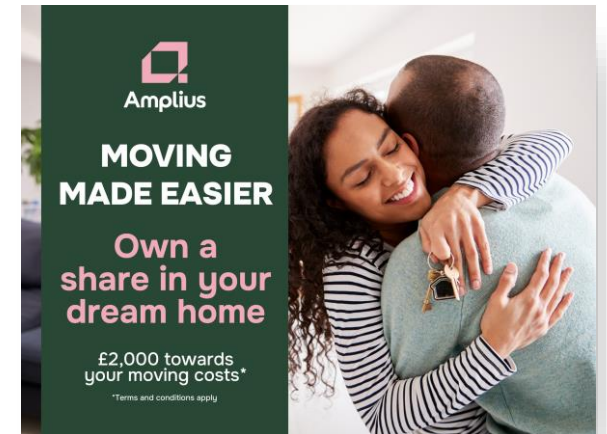


welcome to

The Heron, Barrowby Road, Grantham

Plot 56 -The Heron - 3-Bedroom Semi Detached Town House with Two Allocated Parking Spaces & Garden

Based on 45% Shared Ownership (10-75% share available)



Entrance Hallway

The entrance hallway features a convenient W.C, and provides access to both the Kitchen Diner & the Lounge.

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

11' 10" x 8' (3.61m x 2.44m)

The kitchen features a stylish Cashmere Ash shaker-style design, complete with integrated oven, hob, and extractor. A Star Black 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 Herringbone Grey vinyl flooring.

Lounge

12' 4" x 15' 4" (3.76m x 4.67m)

A spacious lounge with a window & patio doors to the rear, allowing plenty of natural light to flow through. The room also includes a storage cupboard, and TV point, making it perfect for relaxing.

Landing

Giving access to 2 bedrooms, family bathroom, storage cupboard and staircase to the third floor Principal bedroom with en-suite.

Bedroom Two

14' 2" x 8' 7" (4.32m x 2.62m)

Having a window to the rear aspect.

Bedroom Three

10' 1" x 8' 7" (3.07m x 2.62m)

Having a window to the front aspect.

Second Floor Landing

Giving access to the Principal bedroom and en-suite.

Bedroom One

14' 3" x 11' 9" (4.34m x 3.58m)

A spacious principal bedroom with a window to the front aspect and access into the en-suite.

En-Suite

The en-suite is fitted with a contemporary white two piece suite, comprising of a wash hand basin, WC complemented by stylish

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. Providing two allocated parking spaces. Additional features include PIR sensor lighting to the front and rear, and a mains-powered doorbell for added convenience and security.

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 £25,500 - Rent Charges of £525.94

25% Share - Purchase Price £63,750 - Rent Charges of £438.28

50% Share - Purchase Price £127,500 - Rent Charges of £292.19

75% Share - Purchase Price £191,250 - Rent Charges of £146.09

Full Property Value - £255,000

Service Charges

A monthly service charge will also apply of £52.14. This includes building insurance, ground maintenance and the management charge.

Agents Note

Please note a CGI has been used & bricks may differ in colour to the image

Terms And Conditions

"£2,000 towards moving costs will be deducted from the final completion statement and cannot be given as a cash substitute. This applies to reservations received up to the 9th January 2026 on selected plots and sites".



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The Heron Barrowby Road, Grantham

- PLOT 56 - THE HERON
- THREE BEDROOM SEMI-DETACHED TOWN HOUSE WITH TWO ALLOCATED PARKING SPACES
- SHARED OWNERSHIP PROPERTY - PRICES SHOWN BASED ON 45% SHARE - AVAILABLE AT 10-75% SHARES
- KITCHEN WITH INTEGRATED OVEN, HOB & EXTRACTOR

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent & Ground Rent: Ask Agent

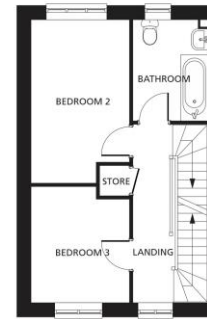
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£114,750

THE HERON



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113730 - 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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