



**Arlington Gardens, GRANTHAM NG31 7GQ**



**welcome to**

**Arlington Gardens, GRANTHAM**

LEASEHOLD PROPERTY 70% SHARED OWNERSHIP FOR £147,000 - Perfect starter family house in a popular location offering a cloakroom, lounge, kitchen diner, three bedrooms and bathroom. Externally benefitting from an enclosed garden to the rear and allocated parking.



### Entrance Hall

Entering the property to the front through a part-glazed door into the entrance hall with carpet, radiator and access to the downstairs cloakroom.

### Downstairs Cloakroom

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

### Lounge

15' x 12' 3" ( 4.57m x 3.73m )

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

### Kitchen Diner

15' 5" x 13' 8" ( 4.70m x 4.17m )

With two windows to the rear aspect and having a range of grey units to both the floor and eye level with worktops over sink, drainer and mixer tap. Integrated oven, gas hob and extractor hood above. Space for a washing machine, tumble dryer, dishwasher and fridge freezer. Wood effect flooring and door leading out to the rear garden.

### First Floor Landing

The landing has a storage cupboard, carpet, hatch access to the loft and access to the bedrooms and family bathroom.

### Bedroom One

15' 5" x 9' 2" ( 4.70m x 2.79m )

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

### Bedroom Two

11' 8" x 8' 2" ( 3.56m x 2.49m )

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

### Bedroom Three

8' 8" x 6' 9" ( 2.64m x 2.06m )

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

### Family Bathroom

7' 3" x 6' 5" ( 2.21m x 1.96m )

Comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls, vinyl flooring and a radiator.

### General Description Outside

There are two allocated parking spaces to the front of the property. Gated side access

The rear garden features lawn, a patio area which is perfect for outside dining and entertaining and enclosed by fencing.

### Agents Note:

Please note this property is being sold on a shared ownership basis - 70% for £147,000

Ground Rent - £155.63 Pmth

Service Charges - £27.44 Pmth (includes Management Fee)

Property Insurance - £11.29 Pmth



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## Arlington Gardens, GRANTHAM

- Leasehold Property - 70% Shared Ownership
- Semi-Detached House
- Modern Throughout
- Three Bedrooms
- Allocated Parking and Rear Garden

Tenure: Leasehold EPC Rating: B

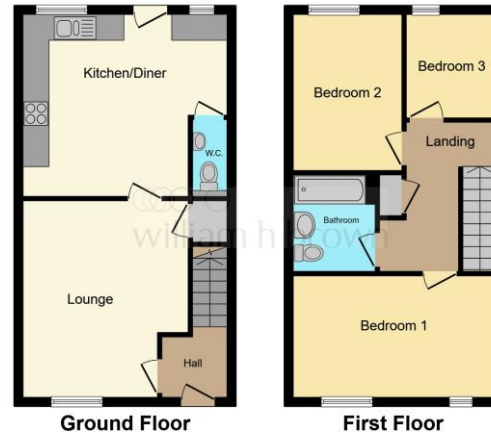
Council Tax Band: B Service Charge: Ask Agent

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

**£147,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST113741 - 0003

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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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