



**Haddon Road, Grantham NG31 7FW**

**welcome to**

## **Haddon Road, Grantham**

LEASEHOLD PROPERTY 25% SHARED OWNERSHIP FOR £56,250

Rare opportunity to purchase this fabulous four bedroom, end-terraced townhouse. In a cul-de-sac location, perfect family home close to local amenities and train station for commuting.



## **Entrance Hall**

Entering the property to the front through a part-glazed door into the entrance hall with tiled flooring, radiator, staircase rising to the first floor landing and door access into the kitchen, lounge and cloakroom.

## **Downstairs Cloakroom**

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

## **Lounge**

16' 2" x 11' 6" ( 4.93m x 3.51m )

With a window to the rear aspect, carpet, coving to the ceiling, radiator and French doors leading out to the garden.

## **Kitchen Diner**

16' 4" into the bay x 9' 1" ( 4.98m into the bay x 2.77m )

Lovely modern kitchen with a bay window to the front aspect, having a range of grey units to both the floor and eye level with white worktops over, sink, drainer, mixer tap with subway tile splashbacks. Freestanding double gas oven, hob with extractor hood above, space for a washing machine and fridge freezer. Tile effect flooring and space for a dining table.

## **First Floor Landing**

The landing features two storage cupboards, carpet, staircase rising to the top floor, and door access into three bedrooms and the family bathroom.

## **Bedroom Two**

10' 6" x 9' 2" ( 3.20m x 2.79m )

With a window to the rear aspect, built-in wardrobes, carpet and a radiator.

## **Bedroom Three**

10' 2" x 8' 2" ( 3.10m x 2.49m )

With a window to the front aspect, built-in wardrobes, carpet and a radiator.

## **Bedroom Four**

7' 5" x 6' 6" ( 2.26m x 1.98m )

With a window to the rear aspect, built-in wardrobe and storage, carpet and a radiator.

## **Family Bathroom**

6' 6" x 5' 5" ( 1.98m x 1.65m )

With a window to the front aspect, and comprising of a bath with shower over, pedestal wash hand basin, low level WC, extractor fan, radiator, tiling to the walls, shaver socket, radiator and laminate flooring.

## **Second Floor Landing**

With door access into the principal suite.

## **Principal Bedroom**

20' 7" x 10' 3" ( 6.27m x 3.12m )

This top floor double bedroom gives ample space and has a window to the front and skylight to the rear aspect, built-in wardrobes, carpet, radiator, door leading into the en-suite, hatch access to the loft and sloping ceilings (restricted head height).

## **En-Suite Shower Room**

Generous en-suite, comprising of a window to the rear aspect, shower cubicle, wash hand basin, low level WC, tiling to the walls, heated towel rail, tile effect flooring and sloping ceiling (restricted head height).

## **General Description Outside**

Approaching the property with an open lawn front and pathway to the front door, double driveway to the side of the property leading to a single garage. Gated access through to the rear.

The rear garden features a paved patio area, mainly laid to lawn with a raised decking area, perfect for outside dining and entertaining, enclosed by fencing.

Single garage with an up and over door, power and lighting.

## **Agents Note:**

Please note this property is being sold on a shared ownership basis - 25% for £56,250

Leasehold Rent - £589.32 PMth

Service Charges including Insurance - £25.92 P Mth



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## Haddon Road, Grantham

- SHARED OWNERSHIP 25% - £56,250
- End-Terraced Townhouse
- Four Bedrooms
- Driveway and Garage
- Cul-De-Sac Location

Tenure: Leasehold EPC Rating: C

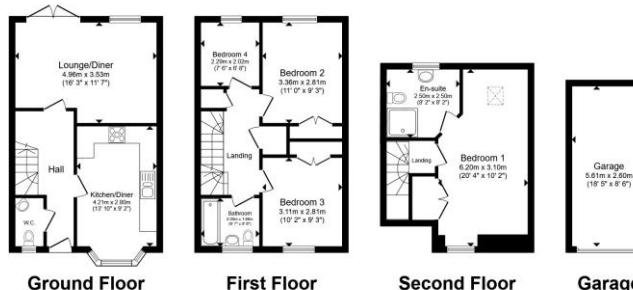
Council Tax Band: C Service Charge: 97.08

Ground Rent: 6759.84

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

# £56,250



Total floor area 122.2 m<sup>2</sup> (1,315 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:  
GST113662 - 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.



Please note the marker reflects the postcode not the actual property



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