



The Beech - Manthorpe Chase, Grantham NG31 8FH

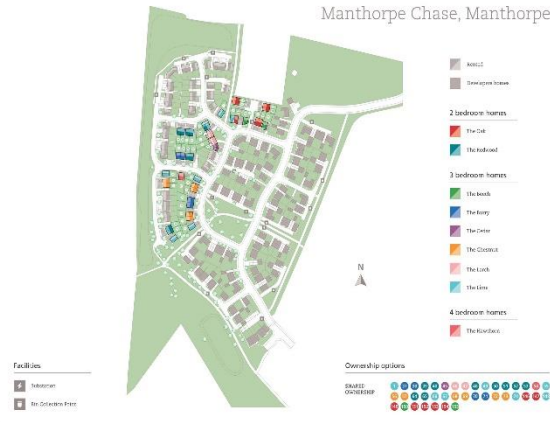
welcome to

The Beech - Manthorpe Chase, Grantham

Plot 155 - The Beech - 3-Bed Detached Home with Driveway

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

A beautifully presented 3 bedroom detached house with a Drive and Garden built by Allison Homes, offering stylish, modern living.



Entrance Hallway

The spacious entrance hallway provides access to the Lounge, WC and Kitchen Diner with stairs leading to the first floor.

Lounge

13' 7" x 10' 11" (4.14m x 3.33m)

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

Kitchen Diner

10' 5" x 16' 4" (3.17m x 4.98m)

The kitchen diner 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

Utility

Conveniently accessed from the kitchen the utility has a worktop & space for washing machine & tumble dryer

Downstairs Cloakroom

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

First Floor Landing

Giving access to all three bedrooms and family bathroom.

Bedroom One

11' 6" x 11' 8" (3.51m x 3.56m)

A spacious master bedroom featuring window to the front aspect and benefiting from built-in storage for added convenience with door leading into the en-suite.

En-Suite

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

Bedroom Two

10' 11" x 10' 1" (3.33m x 3.07m)

Having a window to the rear aspect.

Bedroom Three

6' 7" x 8' 11" (2.01m x 2.72m)

Having a window to the rear aspect.

Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a bath, wash basin, and WC, all complemented by modern chrome taps. Stylish 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.

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 £29,500 - Rent Charges of £608.44

25% Share - Purchase Price £73,750 - Rent Charges of £507.03

50% Share - Purchase Price £147,500 - Rent Charges of £338.02

75% Share - Purchase Price £221,250 - Rent Charges of £169.01

Full Property Value - £295,000

The Beech Plots Available

Plots; 150 & 155,

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.



view this property online williamhbrown.co.uk/Property/GST113600



welcome to

The Beech - Manthorpe Chase, Grantham

- PLOT 155 - THE BEECH
- THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY AND GARDEN
- 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

£147,500

Belton Road
The Beech



GROUND FLOOR



FIRST FLOOR



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST113600



Property Ref:
GST113600 - 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