



**Collum Lane, Scunthorpe DN16 2TA**



William H Brown are pleased to present this new build semi detached house on highly sought after development in Ashby. The groundfloor of this property offers a cloakroom with WC, kitchen and lounge, first floor comprises of two bedrooms and a white suite family bedroom

This property is being sold on a shared ownership scheme with Ongo homes Ltd.

This price is based on 50% ownership - % share available is subject to eligibility and criteria please ask for more information.

Rent on the remaining unpurchased share of the home = £171.88pcm (based on a 50% share), Buildings Insurance is £6.74 per month, Management charge is 10% of the building insurance .

### **Entrance Hall**

### **Lounge**

13' 6" x 11' 5" ( 4.11m x 3.48m )

### **Kitchen/Diner**

13' 5" x 12' 2" ( 4.09m x 3.71m )

### **Cloakroom**

### **Landing**

### **Bedroom One**

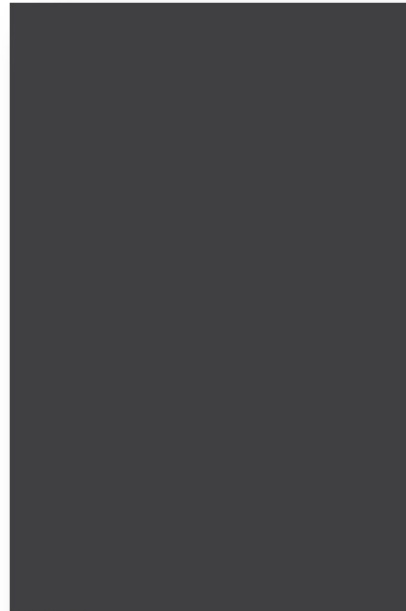
16' 11" x 9' 8" ( 5.16m x 2.95m )

### **Bedroom Two**

13' 11" x 9' 1" ( 4.24m x 2.77m )

### **Bathroom**





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**welcome to**

## **Collum Lane, Scunthorpe**

- New build
- A Fantastic opportunity to get a foot on the property ladder
- Two Bedroom Semi Detached
- Highly sought after development
- Shared ownership property with Ongo homes Ltd (please contact the office for more information)

Tenure: Leasehold EPC Rating: Exempt

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

**£75,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCT110525 - 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.

  
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