



63 Low Road, Barrowby, Lincolnshire, NG32
1DB

25% Shared Ownership £65,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached Home
- Accommodation Approaching 900 Sq.Ft.
- Ground Floor Cloaks & Family Bathroom
- Ease Of Access To Local Amenities
- Ideal 1st Time Buy
- 25% Shared Ownership
- 3 Bedrooms
- Tandem Length Driveway
- Originally Completed 2022
- Viewing Highly Recommended

****25% SHARE**** An excellent opportunity to purchase a modern, semi detached home, originally completed in 2022 and retaining the balance of its 10 year build warranty. The property is offered to the market on a shared ownership basis which, having met the criteria, provides an excellent opportunity to help people onto the housing ladder. The current share is 25%.

The property itself approaches 900 sq.ft. and comprises an initial entrance and a dual aspect sitting which leads through into an open plan dining kitchen which is fitted with a generous range of built in units and integrated appliances, providing a pleasant space large enough to accommodate a small dining or breakfast table with French doors leading out into the rear garden. In addition a ground floor cloak room leads off a central lobby. To the first floor there are 3 bedrooms including a particularly good sized principle room and a contemporary bathroom with a 3 piece suite.

In addition the property benefits from relatively neutral decoration, UPVC double glazing and gas central heating and occupies a pleasant plot with a tandem length driveway, lawned frontage and enclosed garden at the rear which overlooks an adjacent green. The house is also well placed within easy reach of the centre of the village as well as being within walking distance of a supermarket.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BARROWBY

Barrowby is a thriving village well equipped with local amenities including a primary school, public house, and local shop, allotments, large children's park and play facilities. The village lies close to the A52 and A1 providing good road access and is a short drive from the market town of Grantham from where there are trains via the East Coast Mainline to Kings Cross in just over an hour, as well as access to other numerous cities. There are also excellent shopping facilities in Grantham and well regarded boys and girls grammar schools.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

5'7" x 5'5" (1.70m x 1.65m)

An initial enclosed porch area having wood effect laminate flooring, central heating radiator, cloaks hanging space, staircase rising to the first floor landing and a further door leading through into:

L SHAPED SITTING ROOM

13' x 13'3" max (3.96m x 4.04m max)

A pleasant light and airy reception benefitting from a dual aspect with double glazed windows to the front and side and having central heating radiator and a further doorway leading through into an initial lobby area which gives access into a ground floor cloak room and in turn leads into the open plan dining kitchen.

GROUND FLOOR CLOAK ROOM

5'10" x 3'7" (1.78m x 1.09m)

Having a two piece suite comprising close coupled WC and pedestal washbasin with chrome mixer tap; tiled splash back and central heating radiator.

Returning to the inner lobby and open doorway leads through into:

OPEN PLAN DINING KITCHEN

16'2" x 9'11" (11'4" max) (4.93m x 3.02m (3.45m max))

A well proportioned space having an aspect into the rear garden. The kitchen area is appointed with a generous range of contemporary gloss fronted wall, base and drawer units with brushed metal door furniture having; a U shaped configuration of laminate preparation surfaces, one with inset sink and drain unit with chrome mixer tap; integrated appliances including double oven and electric hob with chimney hood over; plumbing for washing machine; space for freestanding fridge freezer; wall mounted gas central heating boiler concealed behind kitchen cupboard and double glazed window to the rear.

The kitchen is open plan to an initial dining/living area having central heating radiator, access to under stairs storage cupboard and double glazed exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

12'3" max x 7' max (3.73m max x 2.13m max)

Having a spindle balustrade, over stairs storage cupboard, access to loft space above and, in turn, further doors leading to:

BEDROOM 1

15'2" x 8' (8'10" max) (4.62m x 2.44m (2.69m max))

A well proportioned double bedroom having an aspect into the rear garden with central heating radiator and ample room for free standing furniture.

BEDROOM 2

11'10" x 8'10" (3.61m x 2.69m)

A further double bedroom having an aspect to the front with central heating radiator and double glazed window.

BEDROOM 3

8'2" x 7'8" (2.49m x 2.34m)

Ideal as a first floor office or additional bedroom having central heating radiator and double glazed window overlooking the rear garden and green area beyond.

BATHROOM

6'10" x 6'4" (2.08m x 1.93m)

Having a three piece white suite comprising panelled bath with chrome taps and wall mounted shower mixer with independent handset over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; central heating radiator and double glazed window to the front.

EXTERIOR

The property occupies a convenient location within this popular village, located within walking distance of local amenities and is set back behind an open plan frontage which is mainly laid to lawn with adjacent block set driveway that leads from the front to the side of the property providing a reasonable level of off road parking. A paved pathway leads to the front door to the side of which are established borders. To the rear of the property is an initial paved terrace leading onto a mainly lawned garden with established borders enclosed in the main by panelled and feather edged board fencing.

COUNCIL TAX BAND

South Kesteven District Council - Band B

TENURE / SERVICE CHARGE / RENT

Leasehold, with a 990 year lease from completion (2022) i.e. approximately 987 years remaining at time of instruction.

The property is offered to the market as a 25% share.

Service charge at point of instruction (December 2025) is £48.77 per month

Rent at point of instruction (December 2025) is £456.78 per month

(Both of the above are charged / paid monthly as one i.e £505.55 Per month combined).

Interested parties must contact Platform Housing Group (<https://www.platformhg.com/>) to check their eligibility - email: resales@platformhg.com

ADDITIONAL NOTE

Please note that the seller or Vendor of this property is an employee of Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the

individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

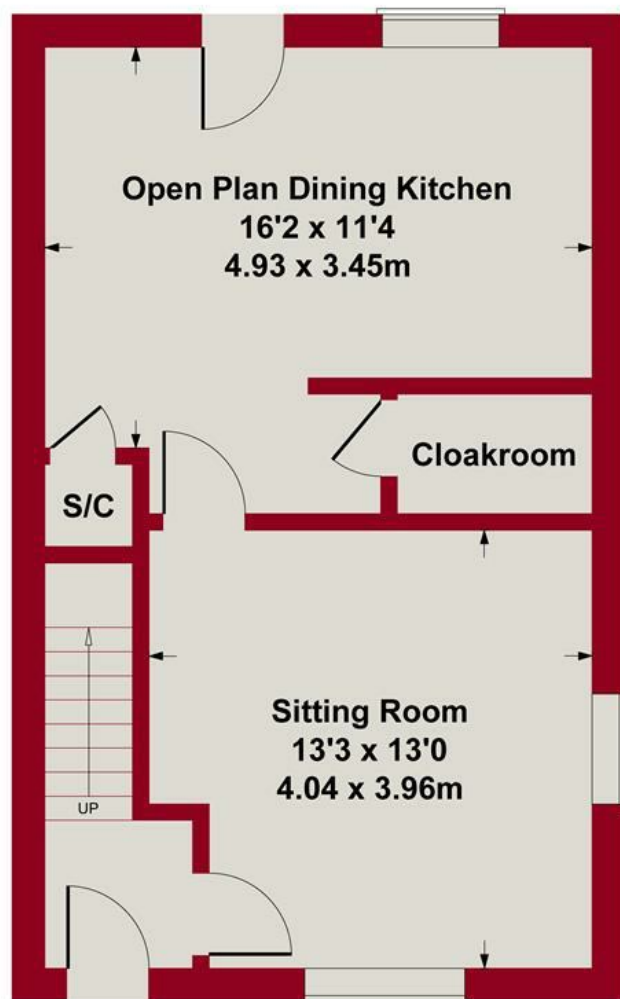
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

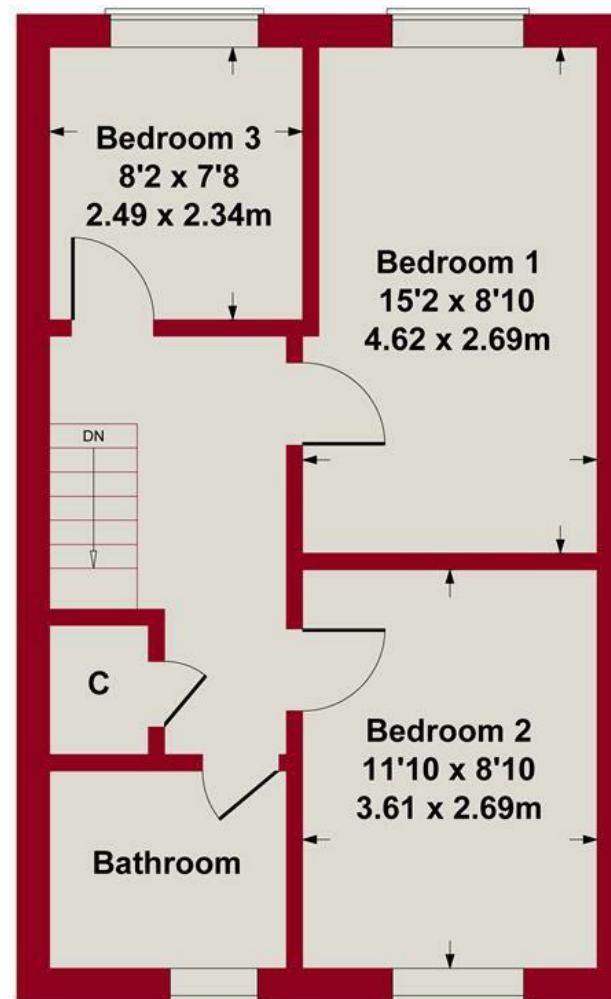








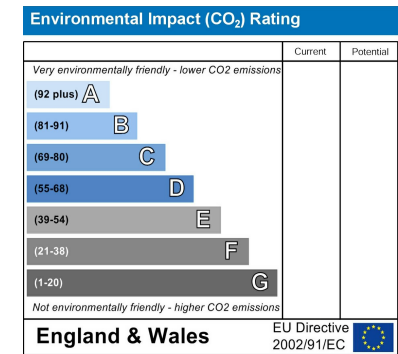
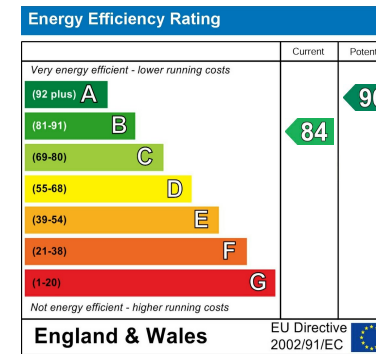
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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