



2 Conisbrough Close,
Grantham. NG31 8UW



£169,950

- Immaculate Semi Detached Bungalow
- 75% Shared Ownership
- Occupation by over 55 Age Group
- Well Fitted Kitchen
- Stylish Open-plan Lounge
- Two Bedrooms
- Jack & Jill Shower Room/WC
- Private Garden
- Parking Available To Front
- Leasehold - Energy Rating B



A perfect retirement bungalow located in a quiet purpose built development for occupation by the over 55's age group. The property is offered for sale as a 75% share with Lace Housing with modest additional costs in respect of the retained 25% share and offers a comfortable and **AFFORDABLE RETIREMENT OPTION**. There is a covered porch, nice wide hallway, a stylish fitted kitchen with an appealing open plan living room, **TWO BEDROOMS** and a **JACK and JILL SHOWER/WC**. The rear garden is easily kept and parking is available within a few feet of the front door. View early to avoid disappointment.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

2.13m x 3.96m (7'0" x 13'0")

With uPVC partially obscure double glazed entrance door and uPVC double glazed full height side panel. wall mounted electrical consumer unit, loft hatch access, smoke alarm, radiator with cover and large built-in storage cupboard.



OPEN PLAN KITCHEN/LIVING ROOM

4.06m x 8.13m (13'4" x 26'8")

Having uPVC double glazed window to the front aspect, electric remote controlled blind, uPVC double glazed French doors and full height double glazed side panels overlooking the garden, base level cupboards and drawers with matching eye level units, work surface with inset Franke one and a half bowl sink with stylish mixer tap over, Neff hide and slide single electric oven, inset ceramic induction hob with tiled splashback, space and plumbing for washing machine and dishwasher, space for tumble dryer and upright fridge freezer, smoke alarm, tiled floor, two radiators and wall mounted Ideal Logic gas fired combination boiler set within cupboard.

BEDROOM 1

3.76m x 4.04m (12'4" x 13'4")

With uPVC double glazed window to the rear aspect, single radiator and door to Jack and Jill shower room.

JACK AND JILL SHOWER ROOM

1.75m x 2.54m (5'8" x 8'4")

Also having access from the entrance hall, with large fully tiled shower cubicle with sliding glazed doors and mains fed shower within, pedestal wash basin and low level WC., radiator, shaving light with socket, extractor fan, tiled splashbacks and tiled floor.

BEDROOM 2

2.54m x 3m (8'4" x 9'10")

With uPVC double glazed window to the front aspect and radiator. This room would make an ideal guest bedroom, home office or hobby room.

OUTSIDE

There is a low maintenance front garden with gated side access to the rear garden. There is a neat and tidy rear garden with a good sized patio area, lawn, timber outbuilding and timber fencing to the boundaries offering an excellent degree of privacy. There is also parking available to the front of the property.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band B.



LACE HOUSING

An intending purchaser must apply to LACE HOUSING to ensure they satisfy their criteria for shared ownership. Please proceed to :<https://lacehousing.org/apply-for-a-home> or email housing@lacehousing.org or call 01522 514444 to make an application.

LEASE AND SERVICE CHARGES

The property is held on a 99 year lease with approximately 90 years remaining. A monthly charge of £81.18 is payable to Lace Housing to cover the costs of the 25% shared ownership and maintenance charges. Lace Housing are the freeholders.

DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights and continuing over the traffic lights adjacent to Asda, under the railways bridge and on to Barrowby Road (A52). Continue up Barrowby Road and take the right turn at the roundabout on to Pennine Way. Take the right turn on to Balmoral Drive, right on to Lauriston Road, following the road to the end and on to Conisbrough Close.

GRANTHAM

The property is ideally situated for access to the A52 to Nottingham and A1 north. There are local shops close by on Barrowby Gate including a Tesco Express.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

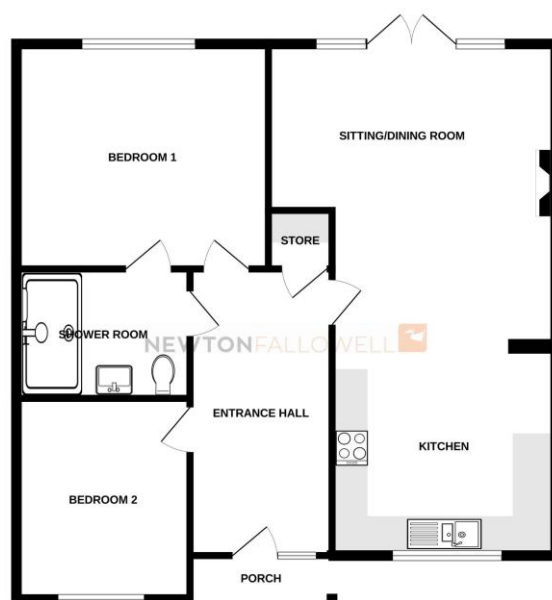
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

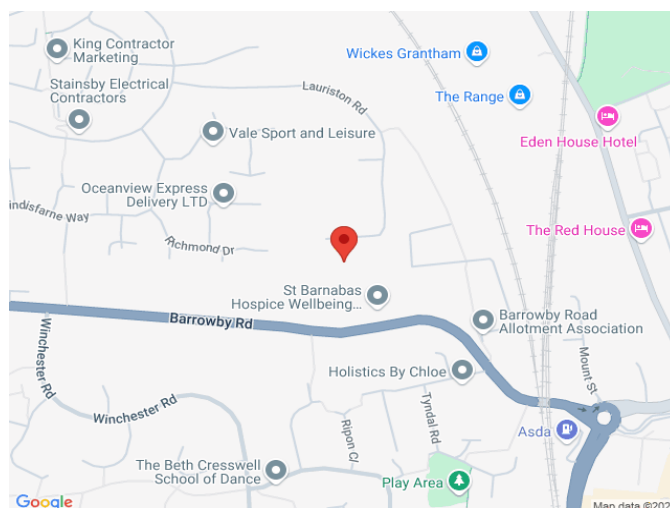


Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan-creator



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