



Murrayfield Avenue, Greylees,  
Sleaford



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### Shared ownership £84,950

- 50% Shared Ownership
- Two Double Bedroom Terraced House
- Immaculately Presented Throughout
- Kitchen Diner
- Low Maintenance Rear Garden
- NO ONWARD CHAIN
- Leasehold
- EPC rating C
- Current Council Tax Band A





**\*\*SHARED OWNERSHIP BASED ON A 50% SHARE\*\*** Spacious and immaculately presented property providing a great opportunity to get on the property ladder at an affordable cost. Maintained to a high standard by the current owner the accommodation comprises Entrance Hall, Separate Cloakroom, Lounge, Kitchen with Dining Area, Two Double Bedrooms and Family Bathroom. Outside there is a private garden with allocated parking to the front. Benefiting from gas fired central heating and upvc double glazing the property should be viewed to appreciate the size of accommodation on offer. Offered for sale with NO ONWARD CHAIN

### Entrance Hall

Having part glazed entrance door, radiator and door through to Lounge.

### Cloakroom

Having low level WC, wall mounted hand basin, extractor fan and radiator.

### Lounge

4.24m x 3.28m (13'11" x 10'10")

Having window to front, radiator and TV point.

### Kitchen Diner

2.13m x 4.75m (7'0" x 15'7")

Having a range of base and eye level units with work surface over and inset sink drainer, freestanding oven with extractor hood over, washing machine, space for dishwasher, wall mounted central heating boiler, space for fridge freezer, window to rear and open through to Dining Area with French doors to rear garden and radiator.



### Landing

Having stairs taken from the Inner hall, airing cupboard and access to roof space.

### Bedroom One

2.79m x 4.75m (9'2" x 15'7")

Having wardrobes included in sale, window to rear, radiator and TV point.

### Bedroom Two

3.25m x 4.75m (10'8" x 15'7")

Having wardrobes and wall mounted cabinet included in the sale, window to front, radiator. Telephone point and TV point.

### Family Bathroom

Having low level WC, pedestal hand wash basin, panel bath with mixer shower attachment over, part tiling to walls, radiator and extractor fan.

### Outside

To the front of the property there is one parking space. The rear garden is laid to a paved patio area with small area laid to turf, timber shed and panel fencing surround. There is gated rear access allowing access for bins.

### Shared Ownership

Rent and service charge, including buildings insurance is approximately £271.42 and payable on a monthly basis. Anyone wishing to purchase the property on a shared ownership scheme must meet the guidelines set by Nottingham Housing Association. Information can be obtained through our office. The properties are not made available to anyone wishing to maintain a previous mortgage or buy on a 'buy to let' basis.





### Management Charge

The Greylees development is subject to an annual maintenance charge, please contact our office for more information.

### Leasehold

Please note there is 108 years remaining on the lease.

### Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

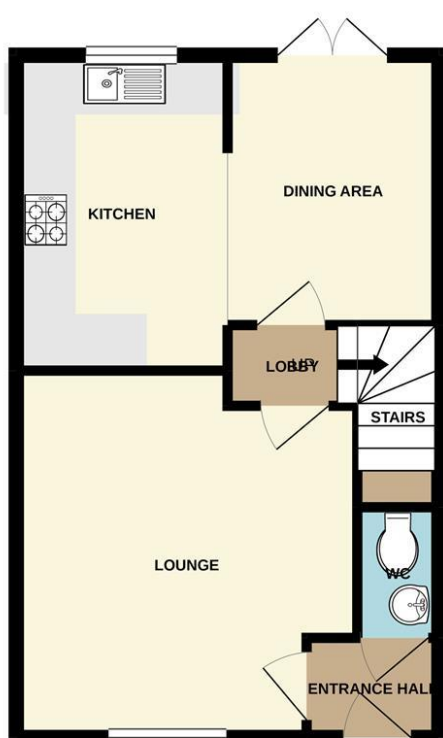
### Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.

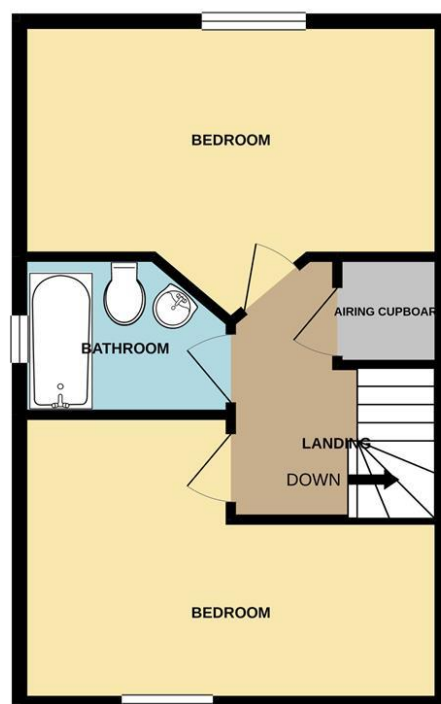


## Floorplan

GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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