



Snow Close, Sleaford
50% Shared Ownership
£98,750



- 50% Shared Ownership
- Three Bedrooms
- End Of Terrace
- Immaculately Presented Throughout
- Current Council Tax Band: B
- Popular Holdingham Grange Development
- Two Parking Spaces
- Freehold
- EPC rating B



Offered for sale on a 50% shared ownership basis, this well-presented three bedroom end of terrace home is located on the popular Holdingham Grange development and benefits from two parking spaces to the front, with a current rent and service charge payable of £275.97 per month. The accommodation comprises an entrance hall, cloakroom, lounge, kitchen diner, three bedrooms and a family bathroom, with the second bedroom currently divided into two separate areas but easily converted back if desired, making this an excellent opportunity for buyers looking to step onto the property ladder in a sought-after location.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

Lounge

5.43m x 3.77m (17'10" x 12'5")

With TV and BT point, window to front aspect and radiator.

Kitchen Diner

2.88m x 4.82m (9'5" x 15'10")

The kitchen area offers a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, freestanding dishwasher (included in the sale) and window to rear aspect.



The dining area offers space for a four or 6 seater table, storage cupboard under stairs, part glazed door to rear garden and radiator.

Cloakroom

With low level wc, hand wash basin, radiator and window to front aspect.

Landing

With stairs taken from Entrance Hall, access to loft space and airing cupboard.

Bedroom One

2.75m x 4.83m (9'0" x 15'10")

With window to front aspect and radiator.

Bedroom Two

3.92m x 2.66m (12'11" x 8'8")

Currently divided in to two bedrooms areas with a shelving unit, this can easily be converted back to a standard bedroom. With window to rear aspect and radiator.

Bedroom Three

2.95m x 2.07m (9'8" x 6'10")

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

Outside

The front of the property offers two parking space with side access to rear.

The rear garden offers a generous sized patio area, timber shed, further laid to lawn with timber fence surround. (Pergola not included in the sale)



Shared Ownership

The purchase price is based on a 50% share of the property. Rent and service charge including buildings insurance is approximately £275.97 per month. Anyone wishing to purchase a property on a shared ownership must meet guidelines set by ACIS. Information can be obtained through our office. The properties are not made available to anyone wishing to maintain a previous mortgage or to buy on a buy to let basis.

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.

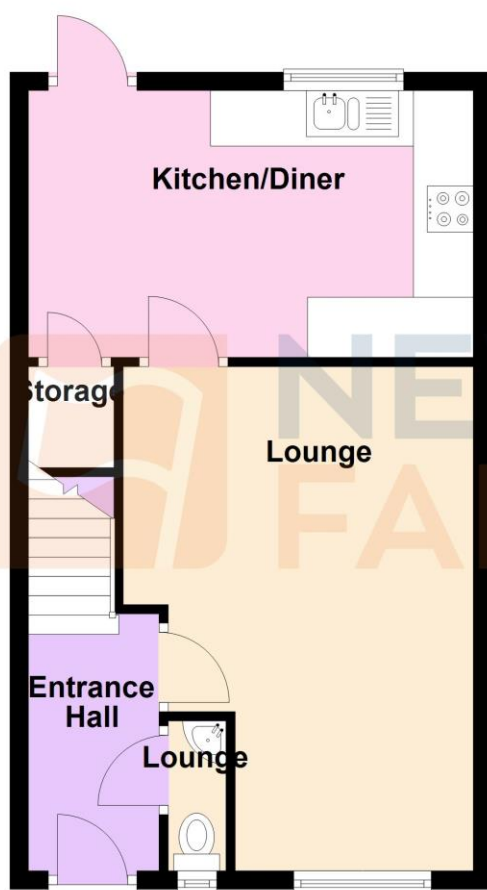
The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



Floorplan

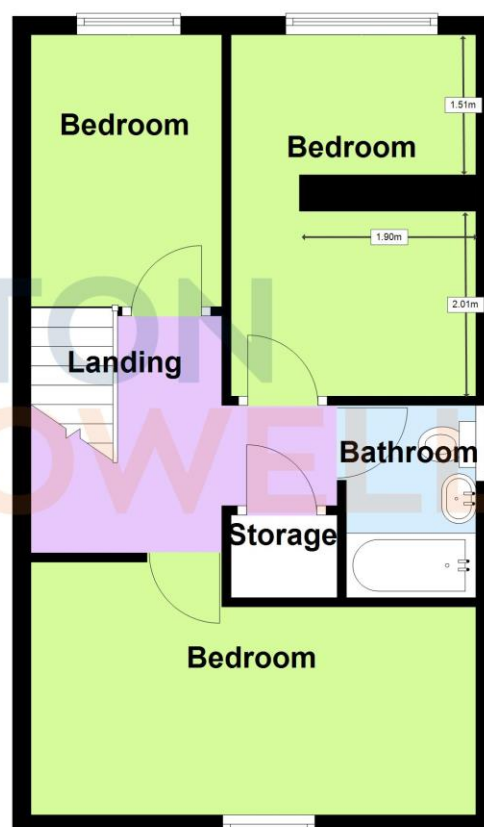
Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.0 sq. feet)

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