



- 30% Shared Ownership with £296.77 pm rent + 8.75 pm s/c
- This Price Is Based On 30% Ownership - % Share Available Is Subject To Eligibility & Criteria Please Ask For More Information.
- Future Option to Purchase A Greater Share
- Tenure Type-Leasehold
- Brand-New Semi-Detached Bungalow
- 2 Bedrooms
- 15ft<sup>2</sup> Lounge
- Fitted Kitchen & Bathroom
- Private Off-Road Parking & Secure Gardens
- Close To Amenities
- Chain Free!

Hadrian Walk, DN15 9FQ,  
Shared Ownership £55,000



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE





Available to purchase on an affordable Ongo shared ownership scheme is this BRAND NEW semi detached bungalow on this exclusive new development in the popular market town of Winterton. The advertised price is for a 30% share of the bungalow, with a monthly rent of £296.77, any interested parties please note other shares are available with the minimum being 25% and the maximum 75%. The service charges are as follows: building insurance at £7.96 per month and a management fee of £0.79 per month. The accommodation includes 2 bedrooms, bathroom with brand new three piece suite, brand new fitted kitchen overlooking the rear garden and a lounge. Outside the property has off street parking to the front with a generously sized garden to the rear. The market town of Winterton has an excellent array of amenities and regular bus route to neighbouring towns/cities. An internal inspection is highly recommended, call today to view! Council tax band: B



## Hall

Having door to the front aspect and radiator.

## Lounge

15' 2" x 10' 3" (4.62m x 3.12m)

Having uPVC double glazed window to the front aspect and radiator.

## Kitchen

9' 1" x 10' 5" (2.77m x 3.17m)

Having uPVC double glazed window and door to the rear aspect, radiator, ceiling spotlights, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, gas central heating boiler and space for appliances.

## Bedroom 1

13' 0" x 10' 9" (3.96m x 3.27m)

Having uPVC double glazed window to the rear aspect and radiator.

## Bedroom 2

7' 7" x 10' 3" (2.31m x 3.12m)

Having uPVC double glazed window to the front aspect, radiator and loft access.

## Bathroom

5' 2" x 6' 7" (1.57m x 2.01m)

Having uPVC double glazed window to the rear aspect, panelled bath with shower over, wash hand basin, WC, radiator and ceiling spotlights.

## Outside Front

A block paved driveway provides off street parking, there's also a small lawned garden and a gate to the side leading to the rear garden.

## Outside Rear

The good size rear garden is mainly laid to lawn with a paved patio area and fenced surround.

## Shared Ownership Information

The advertised price of £55,000 is for a share of 30%, with a monthly rent of £296.77. Other shares of 50% and 70% are also available. The minimum share that can be purchased is 25%, and the maximum is 75%.

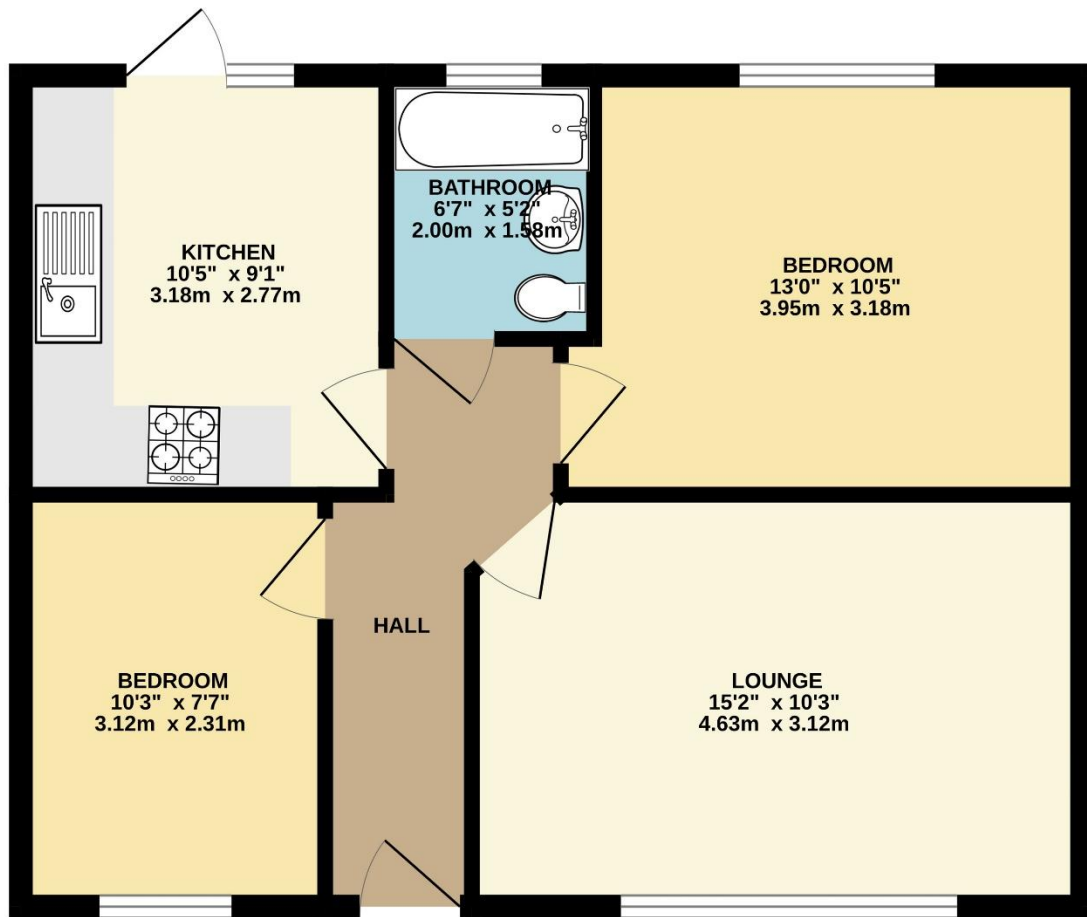
## Service Charges

The service charges are as follows: building insurance at £7.96 per month and a management fee of £0.79 per month.





## GROUND FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE