



**89 Sir Brian Way, Bilsthorpe, Newark,  
Nottinghamshire, NG22 8GA**

**50% Shared Ownership £85,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Built by Gleeson Homes in 2023
- Lounge & Separate Kitchen/Diner
- Tandem Length Driveway to Rear
- Landscaped Rear Garden
- 50% Shared Ownership
- Two Bedrooms
- Gas Central Heating & UPVC D/G
- Corner Plot
- Cul-De-Sac Bordering to Open Countryside

We are delighted to present to the market this leasehold, 50% shared ownership, modern two bedroom semi detached house, located in a lovely cul-de-sac position towards the end of this new development with pleasant rear views.

The property was built by Gleeson Homes in 2023 and is offered for sale as a 50% shared ownership, ideal for first time buyers, single occupiers and couples looking for a modern, low maintenance home in a popular village location.

The accommodation comprises an entrance hall, downstairs WC, dual aspect lounge and a kitchen/diner. The first floor landing leads to two bedrooms and a bathroom. The property has gas central heating and UPVC double glazing. The property is banded A for council tax and the EPC rating is B.

The property is leasehold with a 999 year lease from 20/12/2023. A monthly rent of £195.76 is payable to Heylo Housing Association, together with a monthly lease management fee of £23.52. In addition, there is an annual buildings insurance fee of £87.60.

## OUTSIDE

The property occupies a corner plot towards the end of Sir Brian Way close to open countryside with a tandem length driveway to the rear of the property. The front and side gardens are laid to lawn with plants to the borders at the front. To the rear of the property, there is a lovely landscaped garden featuring sandstone patio and a path leading to a gate at the end leading out to the driveway.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

4'6" x 3'6" (1.37m x 1.07m)  
With radiator.

### DOWNSTAIRS WC

5'1" x 3'6" (1.55m x 1.07m)  
Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Radiator and obscure double glazed window to the front elevation.

### LOUNGE

13'7" x 12'3" (4.14m x 3.73m)

With radiator and double glazed windows to the front and side elevations. Stairs to the first floor landing.

### KITCHEN/DINER

12'2" x 11'0" max (3.71m x 3.35m max)

(Min 8'5"). Having wall cupboards, base units and drawers with laminate work surfaces over. Inset stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and extractor hood above. Space for a fridge/freezer. Plumbing for a washing machine. Understairs storage cupboard with shelving. Radiator and double glazed window and door to the rear elevation leading out onto the landscaped garden.

### FIRST FLOOR LANDING

With radiator and loft hatch.

### BEDROOM 1

12'3" x 10'5" (3.73m x 3.18m)

With radiator and double glazed windows to the front and side elevations.

### BEDROOM 2

12'2" x 7'8" (3.71m x 2.34m)

With radiator, built-in storage cupboard and double glazed window to the rear elevation.

### BATHROOM

6'2" max x 6'0" (1.88m max x 1.83m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and shower above. Pedestal wash hand basin with mixer tap and tiled splashback. Low flush WC. Radiator, fitted cabinets with mirror fronted doors and shelf beneath and obscure double glazed window to the front elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is leasehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

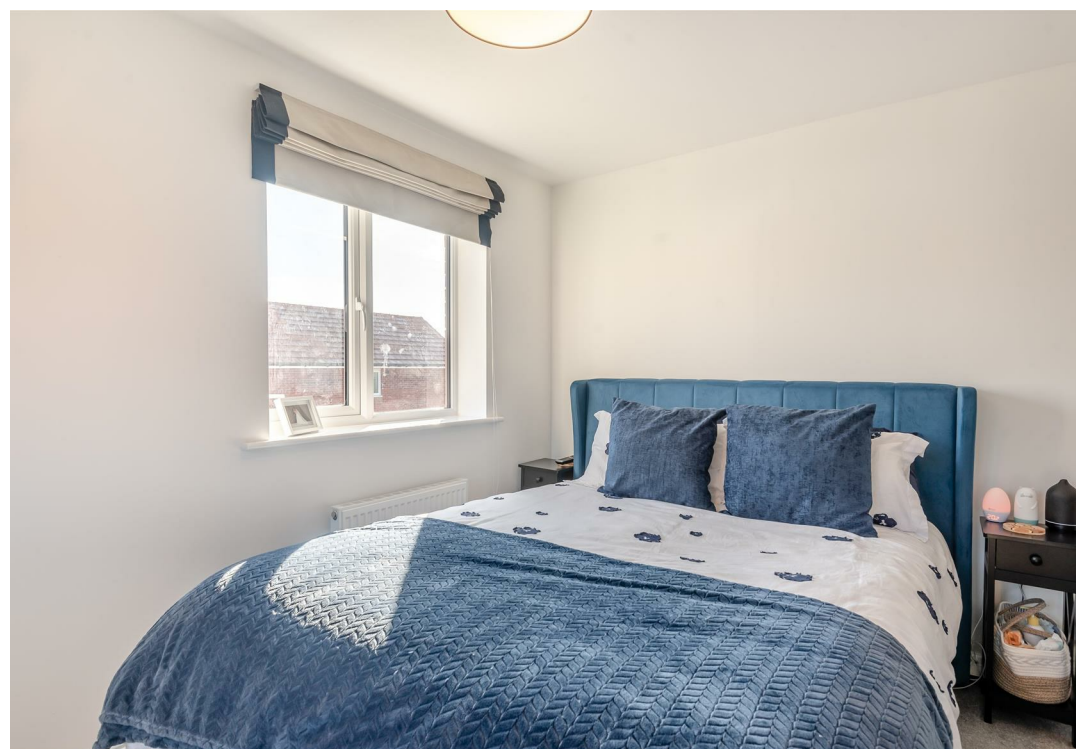
### FIXTURES & FITTINGS

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 and therefore cannot be guaranteed to be in good working order.



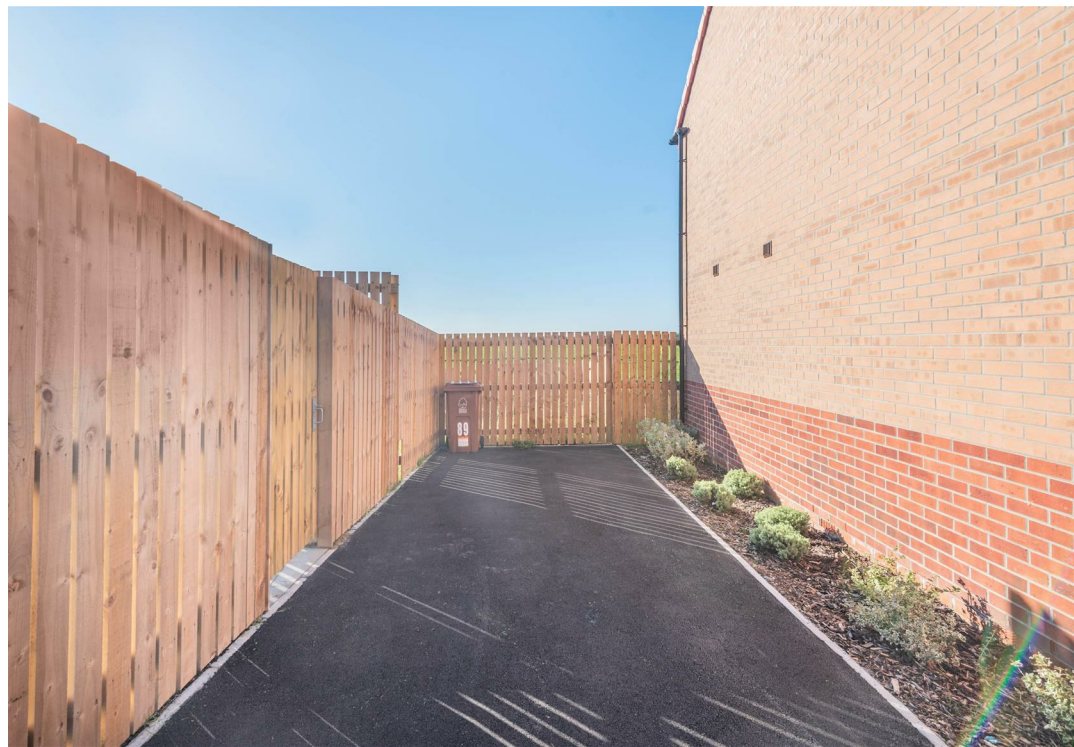




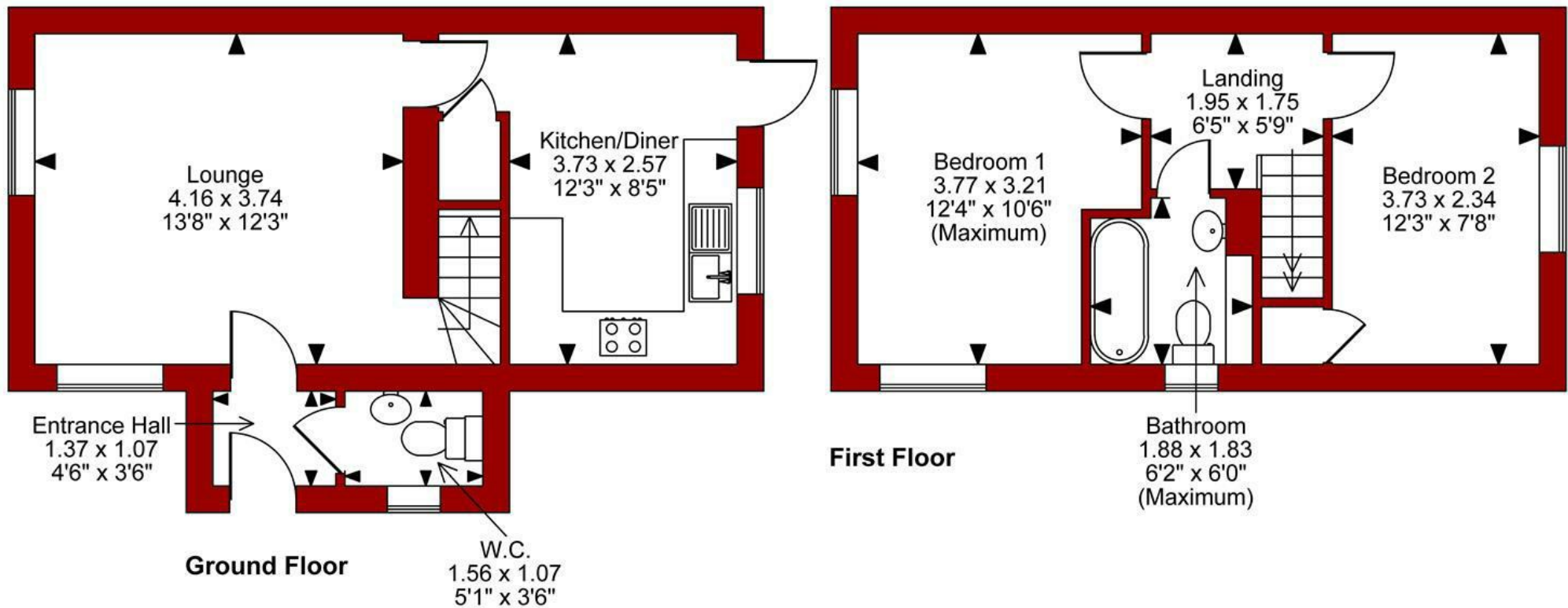








Sir Brian Way, Bilsthorpe  
Approximate Gross Internal Area  
62 SQ M / 665 SQ FT



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*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 01623 626990



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