



**Old Oak Close, Grantham NG31 7YF**



**welcome to**

## **Old Oak Close, Grantham**

The Weston T1, A 3 Bed Detached NEW BUILD House

£110,000 is a 40% shared ownership price, based on 100% value of the home at £275,000

In a popular location on the outskirts of Grantham, finished to a high standard with modern kitchen and integrated appliances.



### Entrance Hall

With doors leading off to the kitchen/diner, downstairs cloakroom, lounge and staircase leading up to the first floor landing.

### Downstairs Cloakroom

With low level WC, wash hand basin and vinyl flooring.

### Lounge

14' 6" x 10' ( 4.42m x 3.05m )

This lovely size lounge has windows to the front and side aspect, and patio doors leading out to the rear garden.

### Dining Kitchen

14' 6" x 9' 5" ( 4.42m x 2.87m )

With window to the front aspect, doors leading out to the rear garden, a range of units at both floor and eye level, sink unit with mixer tap, integrated oven, hob and fridge freezer, and vinyl flooring.

### First Floor Landing

With storage cupboard, doors leading off to the three bedrooms and bathroom and hatch access to the loft.

### Bedroom One

10' 9" x 9' 5" ( 3.28m x 2.87m )

With a window to the front aspect, storage cupboard, and door leading into the en-suite.

### En-Suite Shower Room

With windows to the rear and side aspect, low level WC, wash hand basin, shower cubicle and vinyl flooring

### Bedroom Two

10' x 7' 8" ( 3.05m x 2.34m )

With windows to the side and rear aspects and a radiator.

### Bedroom Three

12' 1" x 6' 5" ( 3.68m x 1.96m )

With windows to the front and side aspects and a radiator.

### Family Bathroom

This beautifully fitted modern bathroom suite has a bath with a shower over, low level WC, vanity wash hand basin with cupboard beneath, decorative tiling to the walls and soft vinyl flooring.

### General Description Outside

The gardens are turfed, with a paved patio area for outside dining. The rear garden is fully enclosed with a side gate.

### Further Notes

With superb access to the town and the village of Barrowby, the A1 and the A52, and also with a 1 hour and 5 minute intercity link from the Grantham train station to London Kings Cross station. To be purchased in conjunction with the Longhurst Group.

The market town of Grantham has a number of large supermarkets, weekly street market, award winning parks, churches, antique shops, also in close proximity to the Woolsthorpe Manor the birth place of Sir Isaac Newton. There are many places of interest within a 30 mile radius including Belton House, Belvoir Castle, Burghley House and Rutland Water.

### Shared Ownership

Shared Ownership is a great way for you to get a foot on the property ladder if you can't afford to buy a home outright on the open market. It can ease the pressure of needing to save for a large deposit, or having to make high mortgage repayments. Essentially, it means you'll be buying a share of your home - usually up to 75% - and paying an affordable rent on the remainder. When you're in a position to do so, it's also possible to buy further shares in your home. This is known as Staircasing.

### Example Share Breakdowns

Shares are available from 10% to 75%. Please see example prices and rents listed below.

40% share - Purchase price £110,000 - Rent Charges of £378.13

60% share - Purchase price £165,000 - Rent Charges of £252.08

75% share - Purchase price £206,250 - Rent Charges of £157.55

Full Property Value £275,000

A monthly service charge will also apply of £75.04. This includes building insurance, grounds maintenance and the management charge.

### Local Connection

Please note this scheme requires a local connection. The agent will be happy to provide further information.



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## welcome to Old Oak Close, Grantham

- Brand New Home - Shared Ownership
- Three Bedroom Detached House
- Well Proportioned Throughout
- 10 Year New Build Warranty
- Shared Ownership Percentages available between 10% - 75%

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

# £110,000



Total floor area 77.7 m<sup>2</sup> (836 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114059 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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