



**Highfields Mews, Great Gonerby, Grantham NG31 8XA**

**welcome to**

**Highfields Mews, Great Gonerby, Grantham**

LEASEHOLD PROPERTY 50% SHARED OWNERSHIP FOR £102,000

Perfect First Time Buyer home in the popular village of Great Gonerby, fabulous two bedroom house which has open field views and has been



### Entrance Hall

Having a large storage cupboard, wooden laminate flooring and a radiator.

### Downstairs Cloakroom

With a window to the side aspect and comprising of a wash hand basin, low level WC, wood effect flooring and a radiator.

### Lounge Diner

12' 8" x 14' 11" ( 3.86m x 4.55m )

With a window to the front aspect, laminate flooring and French doors leading out to the rear garden.

### Kitchen

10' 5" x 7' 11" ( 3.17m x 2.41m )

Having a range of units to both the floor and eye level with worktops over, stainless steel sink, drainer and mixer tap. Integrated electric oven, gas hob with extractor hood above. Space for a washing machine and fridge freezer. Tiling to the walls, wood effect flooring, wall mounted boiler and a radiator.

### First Floor Landing

The landing has a storage cupboard, carpet, radiator, hatch access to the loft (the vendor advises is boarded) and access into the bedrooms and family bathroom.

### Bedroom One

10' 2" x 15' Widest Point ( 3.10m x 4.57m Widest Point )

With two windows to the front aspect, carpet and a radiator.

### Bedroom Two

9' x 15' ( 2.74m x 4.57m )

With two windows to the rear aspect, carpet and a radiator.

### Family Bathroom

6' 7" x 6' 7" ( 2.01m x 2.01m )

Having a window to the side aspect and comprising of a bath with shower over, vanity sink unit, low level WC, tiling to the walls, wood effect flooring and a heated towel rail.

### General Description Outside

Small garden area to the front with a long block paved driveway to the side of the property and gated access through to the rear.

The rear garden features a paved patio area, mainly laid to lawn with shrub borders, a shed and enclosed by fencing.

### Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

### Further Notes:

Please note this property is being sold on a shared ownership basis - 50% for £102,000.

Leasehold Charges Reviewed annually - Total charge £256.62 Pmth

Ground Rent - £222.31 p mth

Service Charge - £34.31 p mth



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welcome to

## Highfields Mews, Great Gonerby Grantham

- SHARED OWNERSHIP - 50% - £102,000
- Beautifully Presented throughout
- Large Rear Garden
- Off Road Parking
- Village Location

Tenure: Leasehold EPC Rating: C

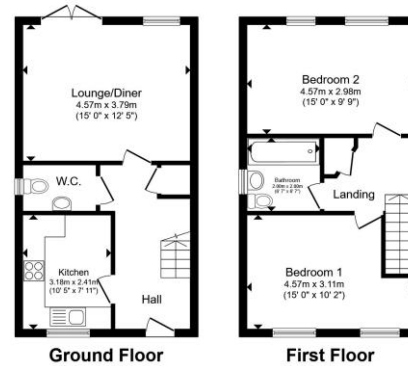
Council Tax Band: B Service Charge: 411.72

Ground Rent: 2667.72

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£102,000**



Total floor area 75.8 m<sup>2</sup> (816 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:  
GST114516 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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