







Easthorpe Road, Great Gonerby, Grantham

Asking Price £90,000 (Shared Ownership)

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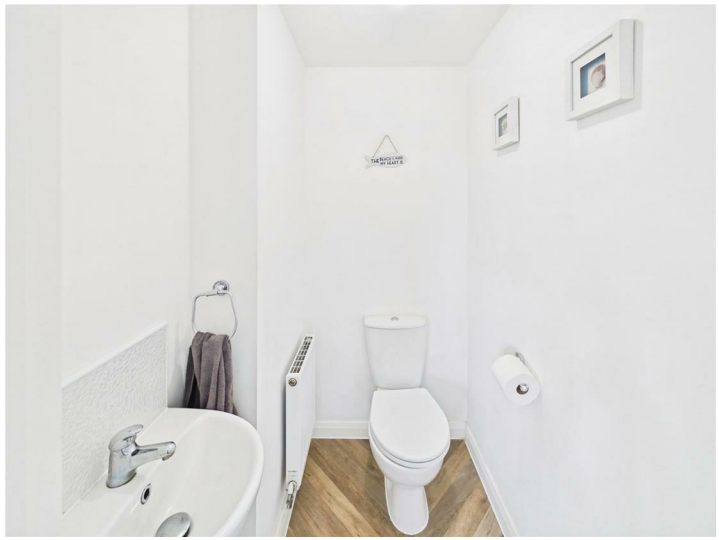


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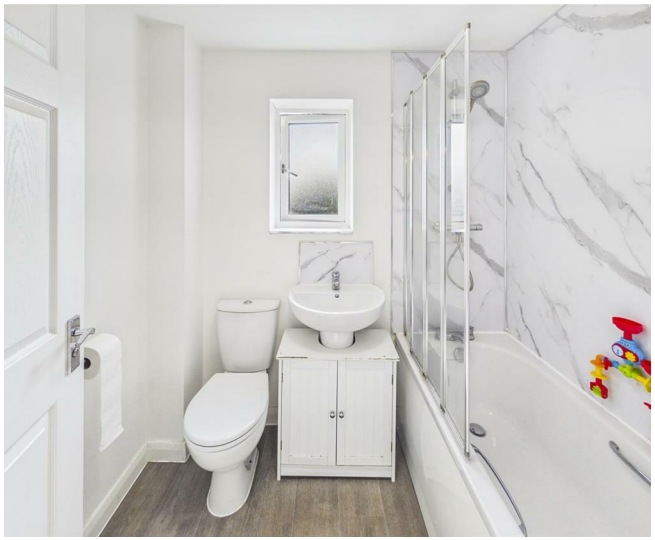
House 2 Bedrooms, 2 Bathroom

Asking Price £90,000 (Shared Ownership)

- Two Bedroom Semi-Detached House
- Sought After Village Location of Great Gonerby
- Great First Time Buyer Home
- 45% Shared Ownership
- Good Size Garden
- Double Driveway
- Modern Home Only 5 Years Old
- Council Tax Band - B
- Tenure - Leasehold/ Shared Ownership
- EPC - B







Description
A modern and energy-efficient two-double-bedroom semi-detached home situated in the highly sought-after village of Great Gonerby in Grantham. Offered for sale on a 45% Shared Ownership basis with an option of purchasing the freehold or a higher share, this property presents an incredible opportunity for first-time buyers to step onto the property ladder in a prime residential location.

The property forms part of a thoughtfully designed scheme, constructed to modern standards with a focus on energy efficiency, practical layouts and contemporary living. The development has matured into a well-established residential area, particularly popular with first-time buyers and those seeking village life with excellent connectivity.

The ground floor features a generous lounge to the front of the property, providing a comfortable and welcoming living space. To the rear is a bright kitchen/diner, offering ample room for both cooking and dining, with a practical layout that suits modern living. A WC is conveniently located on the ground floor.

On the first floor, the property offers two well-proportioned double bedrooms, both benefiting from good natural light. A centrally located family bathroom serves both bedrooms, while the landing provides a natural separation between rooms.

Externally, To the front of the property there is a blocked paved driveway to the side and access to the rear garden through a wooden gate. To the rear there is an enclosed private garden offering a laid to lawn and a large patio area perfect for outside entertaining.

Great Gonerby is one of Grantham's most desirable villages, offering a fantastic community feel alongside everyday local amenities including a village store, post office, local pub, primary school, and social club. Positioned just moments from the A1, it provides swift road transport links, while Grantham Train Station (approx. 5 minutes away) offers high-speed direct rail services to London King's Cross in under an hour.

Tenure - Leasehold (Option to purchase freehold)
Council Tax Band - B
EPC - B





Lounge
15'7" x 13'2"
Wooden flooring, under stairs cupboard, radiator, broadband and television sockets.

Kitchen/ Diner
11'1" x 13'2"
Modern Howden Kitchen with electric oven, gas hob, extractor fan, space for washing machine and fridge freezer, lino flooring and ceiling spot lights. Dining space with rear access to the Garden.

Toilet/ WC
4'9" x 3'3"
Lino flooring with radiator, toilet and sink.

Bedroom1
11'1" x 13'2"
Carpet flooring, single and double window, radiator and television aerial socket

Bedroom2
9'7" x 9'3"
Carpet flooring, single and double window and storage cupboard

Bathroom
6'9" x 5'7"
Three piece family bathroom with bath with shower, sink, toilet, standing radiator, lino flooring and bathroom wall panels for cleaning and maintenance ease.

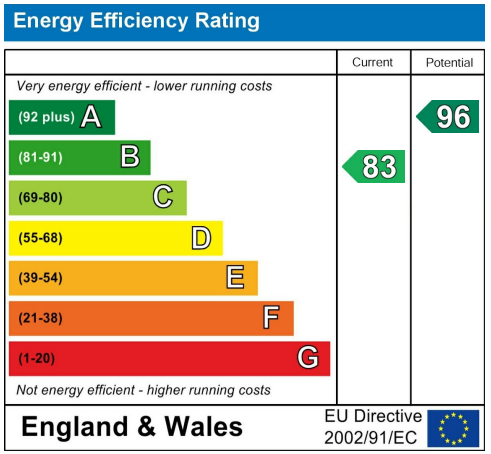
Garden
Extended patio, grass lawn, designated area for shed, two outside wall mounted electric plug sockets, tap and gate to driveway.

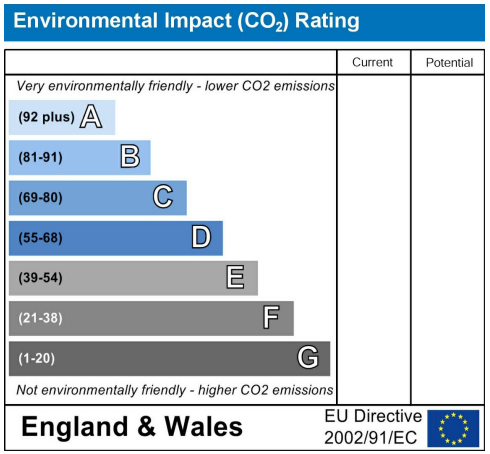
Service Charges/ Shared Ownership
Rent - £282.18 (based on 45% share)
Service Charge - £40.36
Personal Charge - £5.07
Building Insurance - £7.61

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

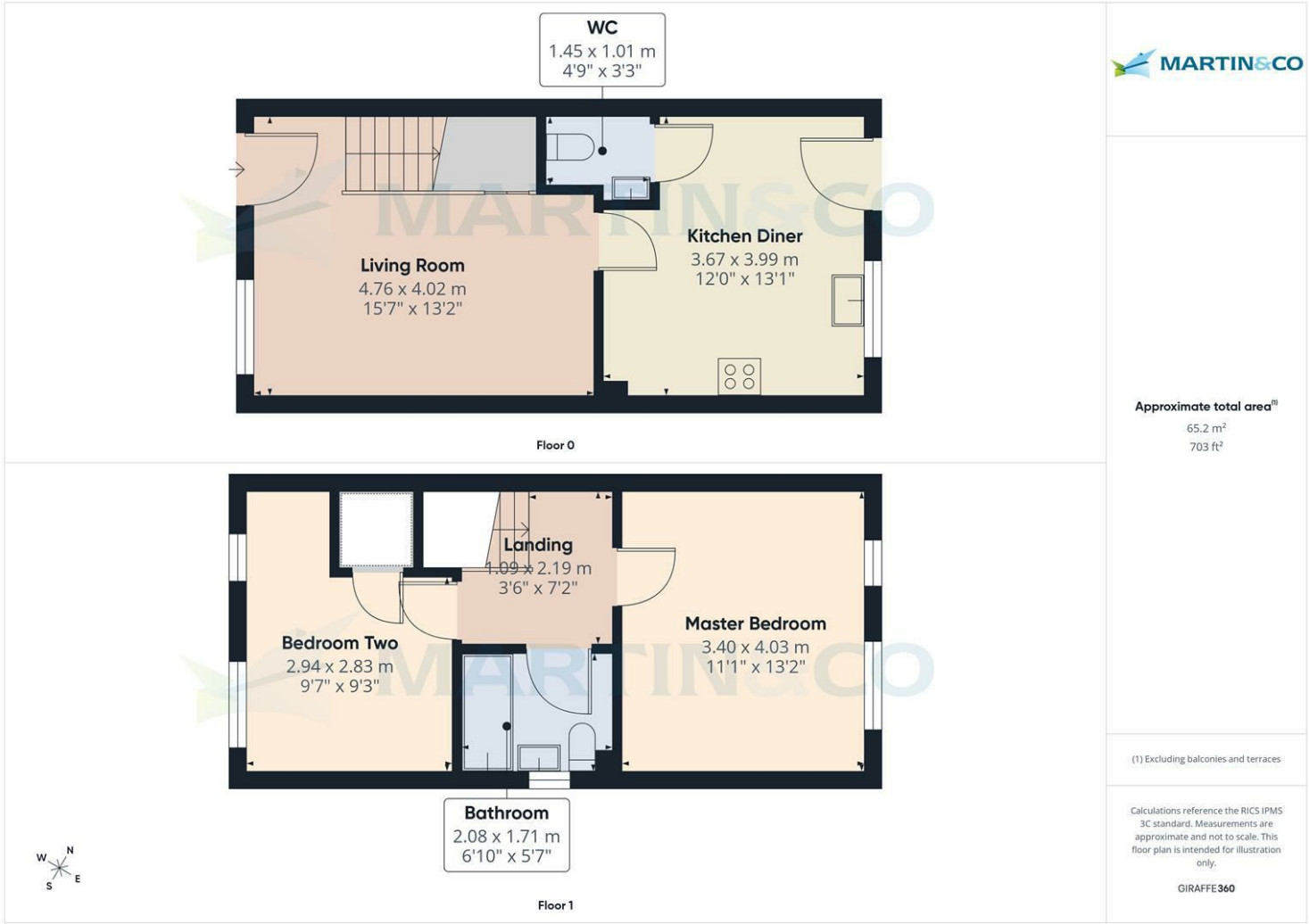
Agent Note
In accordance with section 21 of the Estate Agents Act 1979 we disclose that the vendor is an employee of Martin & Co.







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Martin & Co Lincoln Sales
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727

http://www.martinco.com

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman