



Connells

Jenkinson Crescent
Great Gonerby Grantham

Jenkinson Crescent Great Gonerby Grantham NG31 8XN

for sale
£140,000



Property Description

****70% Shared Ownership - £140,000****

Situated on the edge of the highly regarded village of Great Gonerby, this modern two-bedroom Semi Detached home enjoys a pleasant position within a 2021-built development, offering far-reaching countryside views and an outlook towards Bellmount Tower from the front.

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.

Ground Floor

Lounge

A spacious reception room located to the front, offering ample room for both seating and dining furniture. Stairs rise to the first floor, understairs storage cupboard, radiator, vinyl wood effect flooring and a door leading to the kitchen / Diner.

Kitchen / Diner

Positioned at the rear of the property, the kitchen is fitted with a range of modern units and work surfaces, providing space for appliances and a small dining table. A bright and functional space ideal for everyday living.

W.C

Fitted with a low-level WC and wash hand basin, conveniently positioned off the kitchen.

First Floor

Landing

With a window to the side, loft access, carpet, doors leading to the bathroom and two double bedrooms.

Bedroom One

A generous double bedroom with space for wardrobes and additional furniture. Two windows to the rear and a radiator.

Bedroom Two

A well-proportioned second bedroom enjoying open views across the surrounding countryside, with a clear outlook towards the iconic Bellmount Tower, making this an ideal guest room, home office or child's bedroom. Two windows to the front and the airing cupboard.

Bathroom

Fitted with a modern three-piece suite comprising panelled bath, wash hand basin and WC.

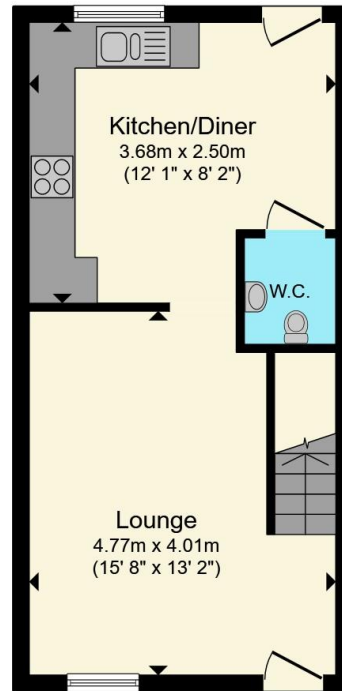
Shared Ownership Information

The property is offered for sale at £140,000 for a 70% share, with rent payable on the remaining 30%. Eligibility criteria apply, and purchasers must be approved by the housing association. Further details are available upon request.

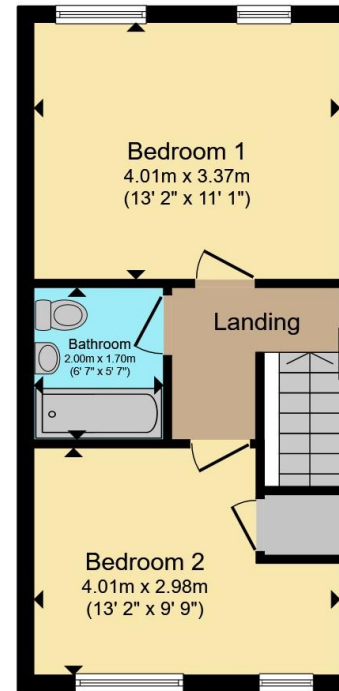








Ground Floor



First Floor

Total floor area 68.6 m² (738 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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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

directions to this property:

Jenkinson Crescent is positioned on the fringe of Great Gonerby, offering a desirable balance of village living and open surroundings. The street benefits from a quieter setting compared to more central village locations, with easy access to open countryside walks while remaining within close proximity of village amenities.

EPC Rating: B Council Tax Band: B Service Charge: 736.44 Ground Rent: 1777.80

Grantham town centre is a short drive away, providing a comprehensive range of shops, schooling and leisure facilities, along with mainline rail services to London King's Cross and excellent road links via the A1.

Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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