



47 Holden Way,
Great Gonerby. NG31 8LA



Shared Ownership £131,250

- 75% Shared Ownership
- Semi-detached Home
- Desirable Great Gonerby Location
- Well Presented Throughout
- Living Room, Kitchen Diner
- Two Bedrooms
- Leasehold
- EPC rating D



Desirably located shared ownership property ideally suited to first time buyers and professionals alike. Situated in the village of Great Gonerby tucked away at the end of a quiet cul-de-sac stands this well presented home boasting ample parking, enclosed manicured gardens and well proportioned accommodation comprising; a bright and airy lounge, kitchen diner spanning the full width, two bedrooms, and a first floor three piece bathroom. Available at 75% or 100% ownership, for further information contact our high street sales team today on 01476 591900.

Note

The property is Leasehold with 96 years remaining on the lease. It is for sale on a 75% shared ownership basis with a monthly rental charge on the remaining 25% (Breakdown of charges available).

There is also an option to purchase the property outright for 100% ownership.

ACCOMMODATION

ENTRANCE HALL

With composite entrance door, stairs rising to the first floor landing, laminate wood effect flooring and radiator.

LOUNGE

3.19m x 4.37m (10.5ft x 14.3ft)

Having uPVC double glazed box bay window to the front aspect, radiator and door to:



KITCHEN DINER

3.04m x 4.17m (10ft x 13.7ft)

Spanning the full width of the property and having uPVC double glazed window overlooking the rear garden, uPVC half obscure double glazed door to the rear, tiled flooring, a range of modern units comprising eye and base level units with roll edge work surfaces over, white subway effect tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap over, space for free-standing cooker with stainless steel chimney style extractor over, space and plumbing for washing machine, space for upright fridge freezer, radiator and built-in storage cupboard beneath the stairs.

FIRST FLOOR LANDING

Having built-in storage cupboard and wood effect laminate flooring.

BEDROOM 1

3.53m x 3.5m (11.6ft x 11.5ft)

Having uPVC double glazed window to the front aspect, a run of fitted wardrobes, wood effect laminate flooring and radiator.

BEDROOM 2

2.11m x 3.98m (6.9ft x 13.1ft)

With uPVC double glazed window to the rear aspect, wood effect laminate flooring and radiator.

BATHROOM

1.65m x 1.95m (5.4ft x 6.4ft)

With uPVC obscure double glazed window to the rear aspect, a 3-piece white suite comprising a panelled bath with glazed shower screen over and electric shower within, pedestal wash handbasin and a close coupled WC, white subway effect part tiled walls, tiled flooring, radiator and extractor fan.

OUTSIDE

A block paved driveway leads down the side of the property with gated access to the rear garden. The remainder of the front garden is a mixture of standstone style gravel and lawn with an established planted front border and hedge. There is also an open storm porch covering over the front entrance door. At the rear there is a level lawn, a block paved seating area beneath a wooden pergola and raised planter beds continuing along the side of the garden where there is a useful wooden storage shed. The rear garden is completely enclosed by fencing to all sides.



SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band A. Annual charges for 2022/2023 - £1,271.28

DIRECTIONS

From High Street continue on to Watergate, over the traffic lights and on to North Parade. Proceed under the railway bridge on to Gonerby Hill Foot and up the hill in to Great Gonerby village. Take the right turn on to Kelham Road and continue to the bottom taking the left turn into Holden Way. The property is on the right-hand side.

GREAT GONERBY

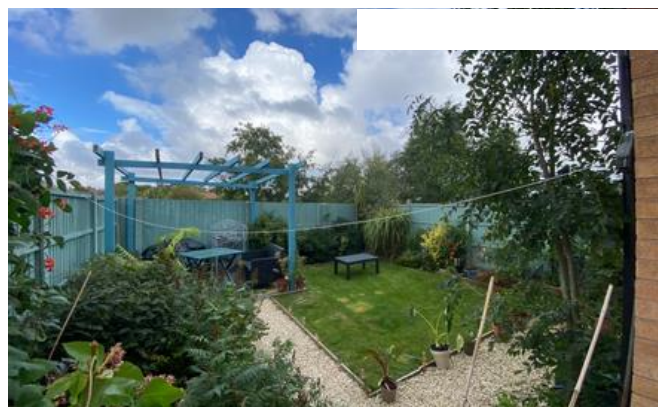
The village has a pub, convenience store, C of E Primary School and Post Office and is conveniently located for Grantham which is situated approximately 26 miles south of Lincoln and 24 miles east of Nottingham.

Great Gonerby is also close to the A1 north-south and Grantham has main line station offering easy access to London Kings Cross. Grantham has excellent schooling at all levels and several supermarkets. There is also a regular bus service in the village.

AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall, not maximum measurements. All services and appliances have not and will not be tested.



Floorplan



Whilst every attempt has been made to ensure the accuracy of this floorplan, the seller does not warrant the accuracy of the measurements of the property, which are for information only. The seller does not accept any liability for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any contractual purposes. The correct systems and appliances should have not been reported and the guarantee as to their operation or efficiency can be given. Please see the relevant contract.



Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk