



**Whinbush Drive, Grantham NG31 7WG**

**welcome to**

## **Whinbush Drive, Grantham**

The Dalby, 3-Bed Semi-Detached

NEW BUILD on the outskirts of Grantham, in a very popular location. Finished to a high standard with modern kitchen and integrated appliances. £100,000 is a 40% shared ownership price, based on 100% value of the home at £250,000.



## **Entrance Hall**

With two built in storage cupboards, and staircase to the first floor.

## **Lounge**

14' 10" x 10' 6" ( 4.52m x 3.20m )

L-Shaped lounge/dining room, with French doors leading out to the rear garden.

## **Dining Area**

7' 9" x 7' 7" ( 2.36m x 2.31m )

L shaped lounge and dining area, with open plan access to the kitchen area.

## **Kitchen**

10' 9" x 8' 8" ( 3.28m x 2.64m )

Fitted kitchen boasting a range of built in cupboards at both floor and eye level, with integrated oven and hob with extractor hood above, and vinyl floor covering.

## **Downstairs Cloakroom**

With low level wc, wash hand basin, tiled splashbacks and vinyl flooring.

## **First Floor Landing**

With two built-in cupboards for storage.

## **Bedroom One**

14' 10" x 12' 4" ( 4.52m x 3.76m )

With windows to the front aspect, radiator, and door leading to the en-suite.

## **En-Suite Shower Room**

With shower cubicle, low level wc and wash hand basin, with decorative tiled splashbacks.

## **Bedroom Two**

10' 6" x 8' 1" ( 3.20m x 2.46m )

This good size second bedroom has a window to the rear aspect and a radiator.

## **Bedroom Three**

11' 7" max x 6' 5" ( 3.53m max x 1.96m )

Window to the rear aspect and a radiator.

## **Family Bathroom**

Fully fitted bathroom suite, comprising of a bath with shower over, low level wc and pedestal wash hand basin.

## **General Description Outside**

The rear garden is fully enclosed by fencing with a side gate, and with a feature paved patio area and turfed garden.

## **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 Amplus 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 Breakdown**

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

40% share - Purchase price £100,000 - Rent Charges of £343.75

60% share - Purchase price £150,000 - Rent Charges of £229.17

75% share - Purchase price £187,500 - Rent Charges of £143.23

Full Property Value £250,000

A monthly service charge will also apply of £77.34. 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.



**view this property online** [williamhbrown.co.uk/Property/GST114052](http://williamhbrown.co.uk/Property/GST114052)



welcome to

## Whinbush Drive, Grantham

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

Tenure: Leasehold EPC Rating: Exempt

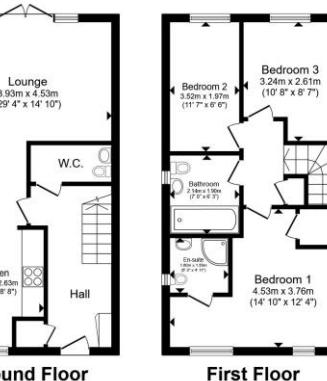
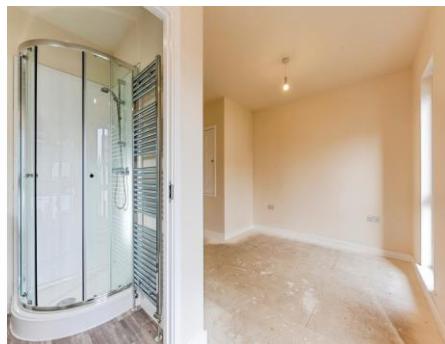
Service Charge: Ask Agent

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

**£100,000**



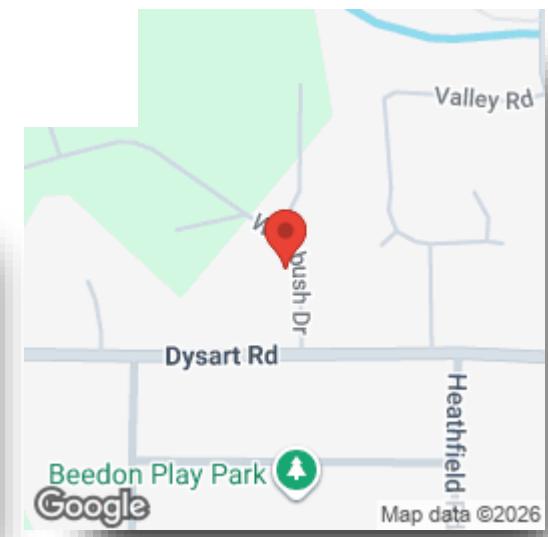
Ground Floor

First Floor

Total floor area 80.6 m<sup>2</sup> (867 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



view this property online [williamhbrown.co.uk/Property/GST114052](http://williamhbrown.co.uk/Property/GST114052)



Please note the marker reflects the postcode not the actual property



Property Ref:  
GST114052 - 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.

 william h brown



**01476 566363**



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**williamhbrown.co.uk**