



**The Goldcrest Barrowby Place, Grantham NG31 8XT**

**welcome to**

## **The Goldcrest Barrowby Place, Grantham**

The Goldcrest - 3-Bedroom Detached Home

£94,500 is a 30% shared ownership price, based on 100% value of the home at £315,000 (10-75% share available)



### Entrance Hall

The entrance hallway features a convenient W.C, useful storage cupboard and provides access to both the dining kitchen and the lounge.

### Cloakroom

The downstairs cloakroom is fitted with a contemporary white two-piece suite comprising a wash hand basin and low level WC, complemented by stylish vinyl flooring.

### Dining Kitchen

9' 10" x 14' ( 3.00m x 4.27m )

The kitchen features a stylish shaker-style design, complete with integrated oven, hob, and extractor. Laminate worktop and coordinating splashback add a modern touch, while a stainless steel sink with mixer tap provides practicality. There is space for a fridge freezer and washing machine, and the room is finished with durable vinyl flooring.

### Lounge

17' 5" x 12' 6" ( 5.31m x 3.81m )

A spacious lounge with window and patio doors to the rear, allowing plenty of natural light to flow through. The room also includes a TV point, making it perfect for relaxing.

### First Floor Landing

Giving access to all three bedrooms, family bathroom and a spacious storage cupboard.

### Bedroom One

10' x 17' ( 3.05m x 5.18m )

A spacious master bedroom featuring windows to the side and rear over looking the rear garden.

### Bedroom Two

13' 6" x 10' ( 4.11m x 3.05m )

Having a window to the front aspect and a radiator.

### Bedroom Three

11' 8" x 7' 2" ( 3.56m x 2.18m )

Having a window to the rear aspect overlooking the rear garden.

### Family Bathroom

The family bathroom is fitted with a contemporary three-piece suite comprising a bath with sleek shower screen, wash basin, and WC, all complemented by modern chrome taps. Stylish floor-to-ceiling tiling surrounds the bath, with a tiled splashback to the wash basin and windowsill. The room is finished with practical vinyl flooring for a clean, modern look.

### Description Outside

To the front, the property features a landscaped garden creating a welcoming entrance. The fully enclosed rear garden is laid to lawn and bordered by timber fencing, offering a safe and private outdoor space. A driveway provides off-road parking with the addition of a garage. Additional features include PIR sensor lighting to the front and rear, and a mains-powered doorbell for added convenience and security.

### 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.

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

10% Share - Purchase Price £31,500 - Rent Charges of £649.69

25% Share - Purchase Price £78,750 - Rent Charges of £541.41

50% Share - Purchase Price £157,500 - Rent Charges of £360.94

75% Share - Purchase Price £236,250 - Rent Charges of £180.47

Full Property Value - £315,000

### Service Charges

A monthly service charge will also apply of £52.59. This includes building insurance, ground maintenance and the management charge.

### Agents Notes

Please note a CGI has been used & bricks may differ in colour to the image.

### Who Can Apply

Who Can Apply?

You can buy a home through shared ownership if both of the following are true:

\* your household income is £80,000 a year or less (£90,000 a year or less in London)

\* you are unable to purchase a suitable property for your housings needs on the open market. (Please note, this wording is quoted from the Capital Funding Guide <https://www.gov.uk/guidance/capital-funding-guide/1-shared-ownership>)



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## The Goldcrest Barrowby Place, Grantham

- THE GOLDCREST
- THREE BEDROOM DETACHED HOUSE WITH PARKING AND GARAGE
- SHARED OWNERSHIP PROPERTY - PRICE SHOWN BASED ON 30% SHARE - AVAILABILITY AT 10% - 75% SHARE

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

# £94,500

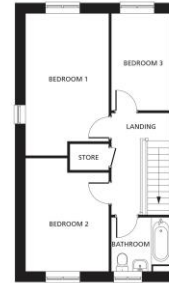
THE GOLDCREST



GROUND FLOOR

**DIMENSIONS**

<b>KITCHEN / DINING</b> 3.02m x 4.29m 9'10" x 14'0"	<b>LOUNGE</b> 5.32m x 3.83m 17'5" x 12'6"
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FIRST FLOOR

<b>BEDROOM 1</b> 3.07m x 5.20m 10'0" x 17'0"	<b>BEDROOM 2</b> 3.07m x 4.14m 10'0" x 13'6"	<b>BEDROOM 3</b> 2.19m x 3.56m 7'2" x 11'8"
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Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST114153 - 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.

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