



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

**welcome to**

**The Amber, Barrowby Place, Grantham**

Plot 34 The Amber - 2 bed semi-detached house with two parking spaces - full price £210,000

45% share £94,500



### Entrance Hallway

The entrance hallway features a convenient W.C, useful storage cupboard and provides access to both the Kitchen Diner and the Lounge.

### Cloakroom

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

### Kitchen Diner

8' 6" x 13' 8" ( 2.59m x 4.17m )

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

14' 6" x 11' 3" ( 4.42m x 3.43m )

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 both bedrooms, family bathroom and storage cupboard.

### Bedroom One

14' 6" x 11' 4" ( 4.42m x 3.45m )

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

### Bedroom Two

14' 6" x 8' 8" ( 4.42m x 2.64m )

Having two windows to the front aspect.

### 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. 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 £21,000 - Rent Charges of £433.13

25% Share - Purchase Price £52,500 - Rent Charges of £360.94

50% Share - Purchase Price £105,000 - Rent Charges of £240.63

75% Share - Purchase Price £157,500 - Rent Charges of £120.31

Full Property Value - £210,000

### 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.

### Why 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>)



**view this property online** [williamhbrown.co.uk/Property/GST114338](http://williamhbrown.co.uk/Property/GST114338)



welcome to

## The Amber Barrowby Place, Grantham

- THE AMBER
- SEMI-DETACHED HOUSE WITH PARKING AND GARDEN
- SHARED OWNERSHIP PROPERTY - PRICE SHOWN BASED ON 45% SHARE - AVAILABILITY AT 10% - 75% SHARES

Tenure: Leasehold EPC Rating: Exempt

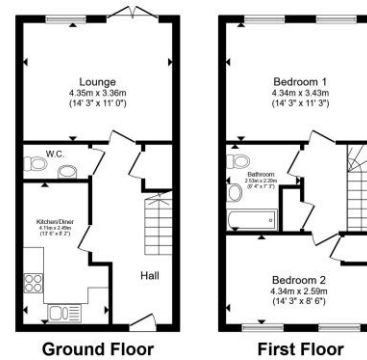
Service Charge: Ask Agent

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**



Total floor area 75.9 m<sup>2</sup> (817 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.co

william  
h brown



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST114338](https://www.williamhbrown.co.uk/Property/GST114338)



Property Ref:  
GST114338 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01476 566363**



[Grantham@williamhbrown.co.uk](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)