



HARRIER WAY, MARKET DEEPING, PE6 8UN
£86,000 (40% SHARE) LEASEHOLD

A fantastic opportunity to purchase a 40 % share and get onto the property ladder and make this three-bedroom home your own. Enjoying views over green spaces to the front and westerly facing rear gardens, parking for two and bright modern living spaces

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Set back from the causeway and enjoying views over green spaces to the front you cross the neat frontage and up to the composite entrance door, opening through to:

ENTRANCE HALL

A light modern reception greets you with an open plan hall, stairs to the first-floor accommodation, wood effect flooring, radiator, power point and handy understairs storage.

KITCHEN

10'4 x 7'11 with UPVC window to the front aspect enjoying views over the green, comprising a range of base and eye level storage units incorporating roll edge work surface with stainless steel sink inset and mixer tap over, integrated oven and four gas hob with stainless steel extractor fan over, plumbing and space for washing machine, plumbing and space for slimline dishwasher, fridge freezer space, power points and wood effect flooring.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, radiator, extractor fan and wood effect flooring.

SITTING ROOM

14'11 x 14'2 a lovely bright room with UPVC window to the side and UPVC French doors on to the westerly facing rear gardens, radiator, power points, TV point and wood effect flooring.

LANDING

With loft access and doors spanning out to:

BEDROOM

9'11 x 9'5 with UPVC window to the rear aspect, recessed double wardrobe with hanging rails, radiator and power points.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and walk in shower cubicle with rain shower over, tiled splash backs, chrome heated towel rail and wood effect flooring.

BEDROOM

9'9 x 8' with UPVC window to the front aspect enjoying views over the green, radiator and power points.

BEDROOM

6'7 x 6'4 with UPVC window to the front aspect enjoying views over the green, radiator, power points and recessed boiler cupboard housing combination boiler.

BATHROOM

With frosted UPVC window to the side aspect comprising a modern three-piece suite, low level WC, wash hand basin and panel bath, tiled splashbacks, chrome heated towel rail and wood effect flooring.

OUTSIDE

Well located within a popular new development, enjoying views to the front over open greens and set back from the causeway across the block paved frontage with neat lawn and tarmac driveway to the

side offering parking for two vehicles. Gated side access leads to the rear gardens which are enclosed by panel fencing and enjoy a westerly facing aspect, laid to lawn with patio seating area.

NB

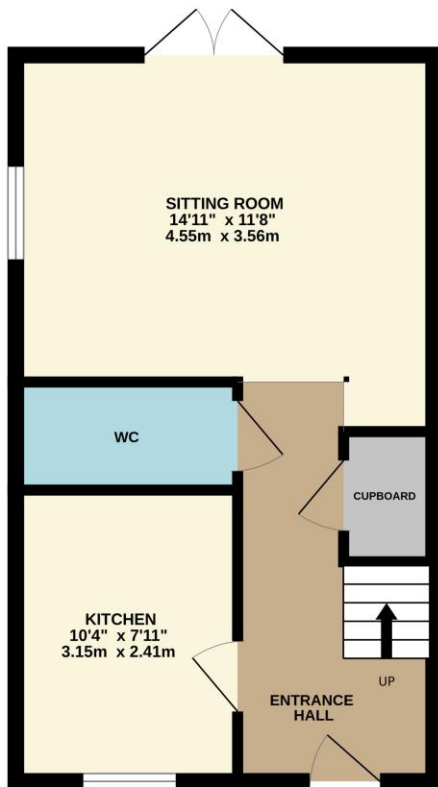
For shared ownership there is eligibility criteria that needs to be met with L&G Affordable Homes, before solicitors are instructed you will need to go through checks for suitability.

FINANCIAL/LEASE BREAKDOWN

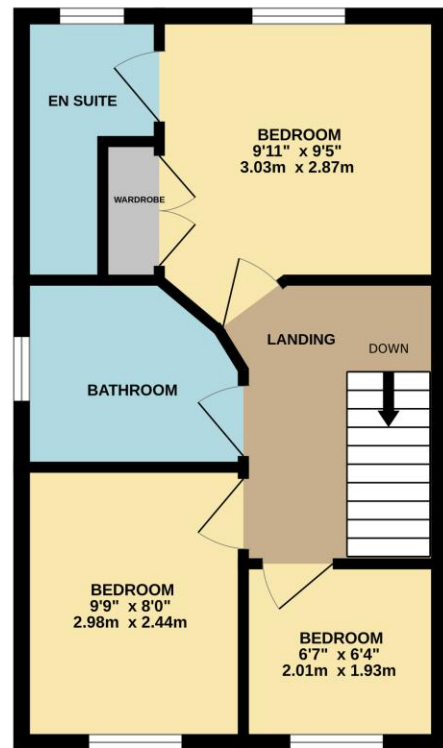
- Full Market Value: £215,000
- 40 % Share Value: £86,000
- Rent on unowned share: £349.28 per month
- Estate Charge: £56.02 per month
- Buildings Insurance: £14.54 per month
- Management Fee: £34.89 per month
- Lease start date: 25th May 2021
- Lease term 125 years from and including 26th May 2021
- Lease term remaining: Approximately 119 years remaining



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.