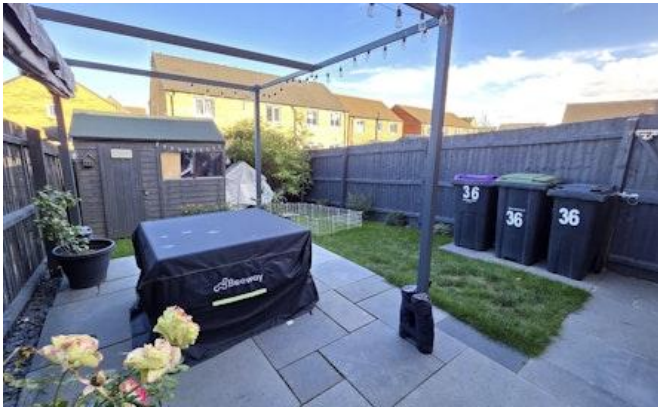




Snow Close, Sleaford  
50% Shared Ownership £98,750



- 50% Shared Ownership
- Three Bedrooms
- End Of Terrace
- Immaculately Presented Throughout
- Popular Holdingham Grange Development
- Two Parking Spaces
- Freehold
- EPC rating: B



Offered for sale on a 50% shared ownership basis, this well-presented three bedroom end of terrace home is located on the popular Holdingham Grange development and benefits from two parking spaces to the front, with a current rent and service charge payable of £275.97 per month. The accommodation comprises an entrance hall, cloakroom, lounge, kitchen diner, three bedrooms and a family bathroom, with the second bedroom currently divided into two separate areas but easily converted back if desired, making this an excellent opportunity for buyers looking to step onto the property ladder in a sought-after location.

### Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

### Lounge

5.43m x 3.77m (17'10" x 12'5")

With TV and BT point, window to front aspect and radiator.

### Kitchen Diner

2.88m x 4.82m (9'5" x 15'10")

The kitchen area offers a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, freestanding dishwasher (included in the sale) and window to rear aspect.

The dining area offers space for a four or 6 seater table, storage cupboard under stairs, part glazed door to rear garden and radiator.



### Cloakroom

With low level wc, hand wash basin, radiator and window to front aspect.

### Landing

With stairs taken from Entrance Hall, access to loft space and airing cupboard.

### Bedroom One

2.75m x 4.83m (9'0" x 15'10")

With window to front aspect and radiator.

### Bedroom Two

3.92m x 2.66m (12'11" x 8'8")

With window to rear aspect and radiator.

### Bedroom Three

2.95m x 2.07m (9'8" x 6'10")

With window to rear aspect and radiator.

### Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, heated towel rail, window to side aspect and extractor fan.

### Outside

The front of the property offers two parking space with side access to rear.

The rear garden offers a generous sized patio area, timber shed, further laid to lawn with timber fence surround. (Pergola not included in the sale)

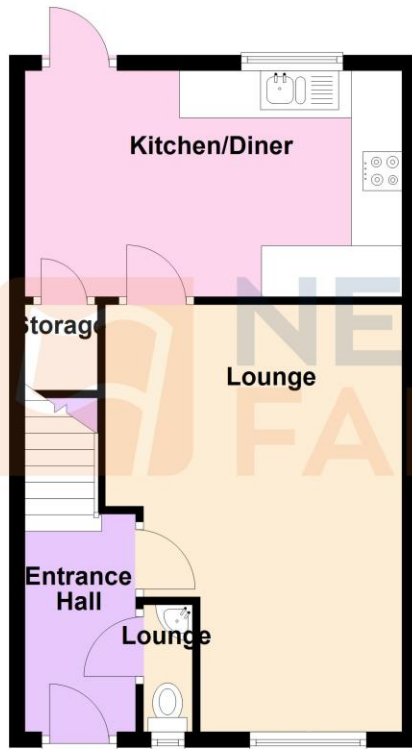
### Shared Ownership

The purchase price is based on a 50% share of the property. Rent and service charge including buildings insurance is approximately £275.97 per month. Anyone wishing to purchase a property on a shared ownership must meet guidelines set by ACIS. Information can be obtained through our office. The properties are not made available to anyone wishing to maintain a previous mortgage or to buy on a buy to let basis.

# Floorplan

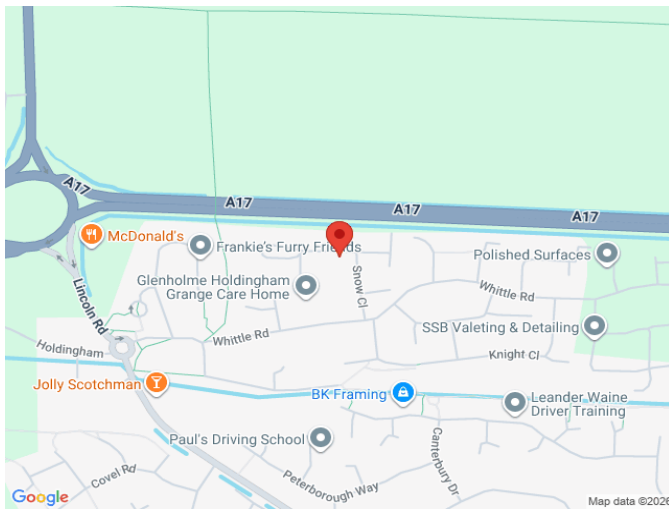
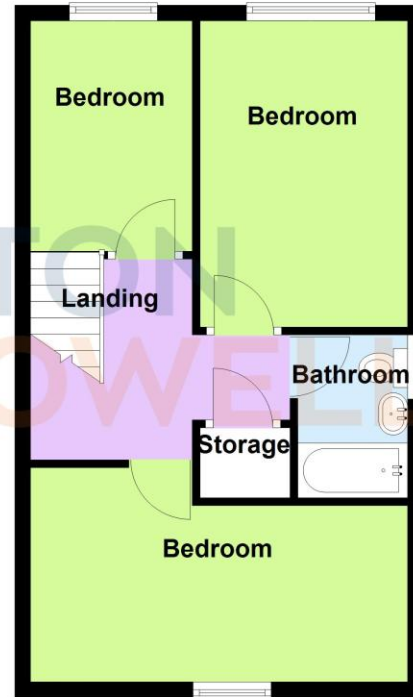
## Ground Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Newton Fallowell Sleaford

01529 309 209

sleaford@newtonfallowell.co.uk