



The Goldcrest, Barrowby Place, Grantham NG31 8AE

welcome to

The Goldcrest, Barrowby Place, Grantham

The Goldcrest - 3-Bedroom Semi Detached Home with a driveway

Based on 35% Shared Ownership (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 Cashmere Ash shaker-style design, complete with integrated oven, hob, and extractor. A Star Black 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 overlooking 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. 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 £27,500 - Rent Charges of £567.19

25% Share - Purchase Price £68,750 - Rent Charges of £472.66

50% Share - Purchase Price £137,500 - Rent Charges of £315.10

75% Share - Purchase Price £206,250 - Rent Charges of £157.55

Full Property Value - £275,000

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



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welcome to

The Goldcrest Barrowby Place, Grantham

- THREE BED SEMI-DETACHED HOUSE WITH DRIVEWAY
- SHARED OWNERSHIP PROPERTY - PRICE SHOWN BASED ON 35% SHARE - AVAILABLE AT 10-75% SHARE
- DOWNSTAIRS CLOAKROOM AND STORAGE

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.

£96,250

THE GOLDCREST

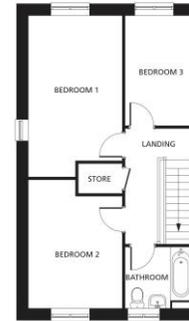


GROUND FLOOR

DIMENSIONS

KITCHEN / DINING
3.02m x 4.29m
9'10" x 14'0"

LOUNGE
5.32m x 3.83m
17'5" x 12'6"

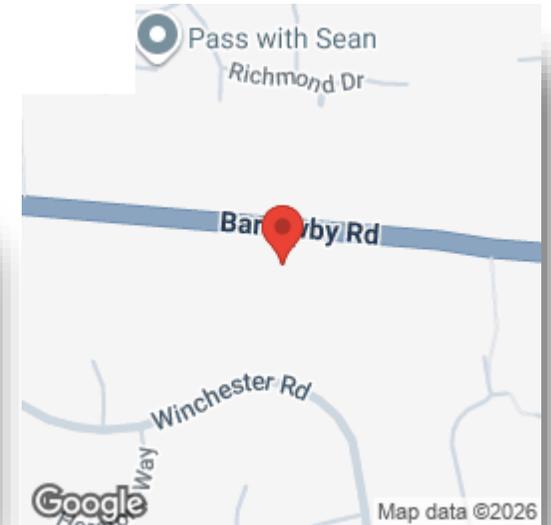


FIRST FLOOR

BEDROOM 1
3.07m x 5.20m
10'0" x 17'0"

BEDROOM 2
3.07m x 4.14m
10'0" x 13'6"

BEDROOM 3
2.19m x 3.56m
7'2" x 11'8"



Please note the marker reflects the postcode not the actual property

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Property Ref:

GST113791 - 0003

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