



Jenkinson Crescent, Great Gonerby, Grantham NG31 8XN

welcome to

Jenkinson Crescent, Great Gonerby, Grantham

LEASEHOLD PROPERTY 60% SHARED OWNERSHIP FOR £138,000

POPULAR VILLAGE LOCATION - Three bed semi-detached house with lounge and modern kitchen/diner, beautifully presented throughout. The property also provides off road parking with a driveway and garden to the rear.



Lounge

16' 1" x 15' (4.90m x 4.57m)

Entrance door leading into the property.

With a window to the front aspect, staircase to the first floor landing and under stairs storage cupboard. Light and airy room that has been decorated with neutral colours and light grey carpeting throughout. Door leading through to the dining kitchen.

Dining Kitchen

16' 1" x 12' (4.90m x 3.66m)

The spacious dining kitchen has a fitted kitchen area comprising of high gloss units at both floor and eyelevel with light wood grain effect work surfaces over. Built-in electric oven with a gas hob, extractor hood above and aluminum oven shield. Integrated dishwasher. Sink unit with single drainer and mixer tap. Space for fridge freezer, Plumbing for an automatic washing machine. Herringbone style flooring and a window to the rear aspect. The dining area is very spacious part glazed door leading out to the rear garden, wall mounted radiator and door leading off to the downstairs cloakroom.

Cloakroom

Downstairs cloakroom with low-level WC wash hand basin and decorative tile splashbacks.

First Floor Landing

The spacious landing area has been carpeted, giving access to a fitted airing cupboard, window to the side aspect and doors leading off to all bedrooms and family bathroom. Hatch access to the loft.

Bedroom One

15' 3" x 8' 4" (4.65m x 2.54m)

Beautifully presented master bedroom, which has a window to the rear aspect, wall mounted radiator and fitted carpets.

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)

This double bedroom has a window to the front aspect, wall mounted radiator and fitted carpets.

Bedroom Three

9' x 7' 4" (2.74m x 2.24m)

Good size third bedroom which has a window to the rear aspect, wall mounted radiator and fitted carpets.

Family Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

This fully fitted bathroom has a bath with a shower over, low-level WC, pedestal wash hand basin. Partial tiling to the walls. Window to the front aspect and heated towel rail. Spotlights to the ceiling.

General Description Outside

To the front of the property, there is a small frontage with pathway leading to the front door, block paved driveway providing off-road parking to the side of the property for at least two vehicles and gated access leading to the rear garden.

The rear garden has been landscaped to offer a very sizable raised decking area which is ideal for outside dining and entertaining. There is a lawn area and raised flower bed borders. The decorative stone retainer to the rear has a range of plants growing alongside and the fencing above, creating a very private family garden. With water tap and paved patio area.

Agents Note:

Please note this property is being sold on a shared ownership basis - 60% for £138,000.

Leasehold Charges Reviewed annually - Total charge £289.27 Pmth

Ground Rent - £225.75 p mth

Service Charge - £53.84 p mth

Property Insurance - £9.68 p mth



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Jenkinson Crescent, Great Gonerby Grantham

- SHARED OWNERSHIP 60% - £138,000
- Beautifully Presented Throughout
- Modern Throughout
- Three Bedrooms
- Off Road Parking

Tenure: Leasehold EPC Rating: B

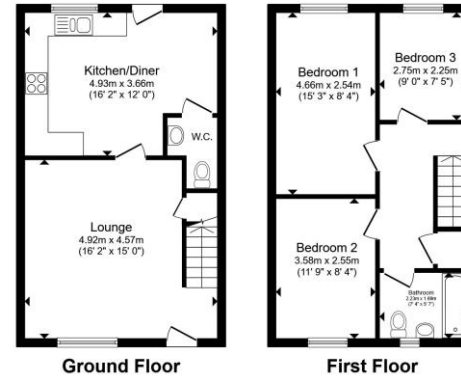
Council Tax Band: B Service Charge: 335.00

Ground Rent: 2968.12

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£138,000



Total floor area 82.1 m² (884 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.io

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST113956 - 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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