



KINGS ROAD, LONG CLAWSON

Asking Price Of £90,000

Two Bedrooms

Leasehold



DETACHED HOUSE

CHAIN FREE

50% SHARED OWNERSHIP

VILLAGE WITH AMENITIES

OFF ROAD PARKING

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL SCHOOLS

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND B

01664 566258

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A fantastic opportunity for a first time buyer to jump on to the housing ladder to purchase a 50% share of this leasehold property. Offered with no upward chain, modern two bedroom detached house situated in the well serviced village of Long Clawson. The village is well placed for commuting via the A52 and A46 with good access to the A1 and M1 and convenient for Grantham with its high speed trains to Kings Cross in just over an hour.

The accommodation on offer comprises; entrance hall, lounge and kitchen diner to the ground floor, two bedrooms and a family bathroom to the first floor. Outside the property benefits from off road parking and a good sized rear garden.

SHARED OWNERSHIP The seller currently holds a 50% share in the property and pays a monthly rent of £345.53 for the remaining 50% to PA Housing. The shared ownership scheme permits buyers to acquire a larger share of the property, pending approval of their application. Additionally, the property incurs a monthly service charge and management fee totaling £28.97. The current lease ends 6th May 2093. On completion of the sale the seller informs us that they will pay for a lease extension adding 90 years to the lease. While more shares can be acquired, a Rural Stair casing Restriction limits ownership to a maximum of 80% of the property.

ENTRANCE HALL Having stairs rising to the first floor and door through to the lounge.

LOUNGE 12' 6" x 13' 2" (3.83m x 4.03m) Nicely proportioned reception room having a windows to the front and side aspects fitted with blinds, electric radiator, feature fireplace with an electric fire, TV point and carpet flooring.

KITCHEN/DINER 13' 2" x 7' 11" (4.02m x 2.42m) Fitted with a modern range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer unit, space and plumbing for both a washing machine and dishwasher and space for a freestanding cooker. The space accommodates a dining table comfortably, includes an extractor fan, tiled flooring, and features a window and an external door with fitted blinds leading to the rear garden.

LANDING Taking the stairs from the entrance hall to the first floor landing having a window to the side aspect, electric radiator and doors off to;

BEDROOM ONE 13' 2" x 11' 6" (4.02m x 3.53m) Having a window to the front aspect with fitted blind, electric radiator, airing cupboard and carpet flooring.

BATHROOM 5' 10" x 6' 8" (1.78m x 2.05m) Comprising of a panel bath with shower over and glazed shower screen, pedestal wash hand basin and a low flush WC. Obscure glazed window with fitted blind, shower wall panels, extractor fan and vinyl flooring.

BEDROOM TWO 9' 0" x 6' 1" (2.76m x 1.86m) Having a window to the rear aspect, electric radiator and carpet flooring.

FRONT ASPECT Having a block paved drive to the side of the property providing ample off road parking and with gated access to the rear garden.

REAR GARDEN Having a paved patio area adjacent to the house with garden tap, undercover seating area, garden shed, steps up to a raised lawn with mature shrubs borders and a further decked seating area making the most of the days sun.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

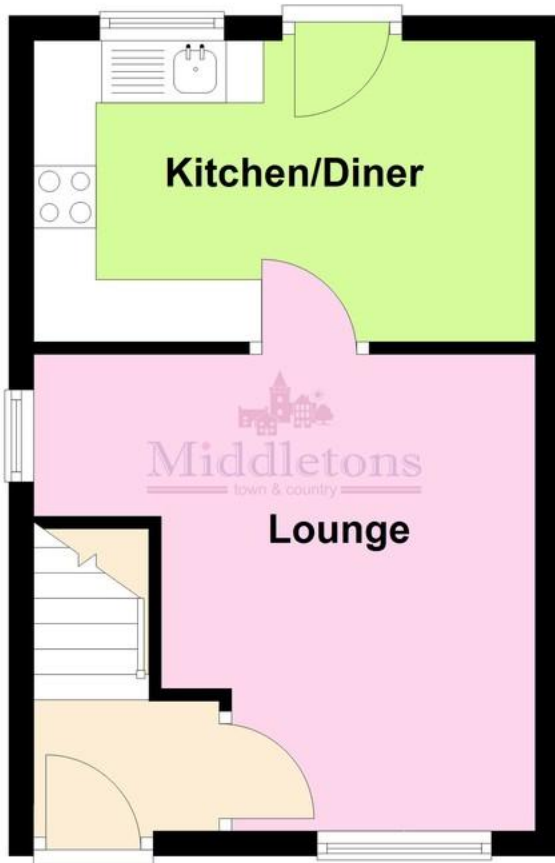
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.