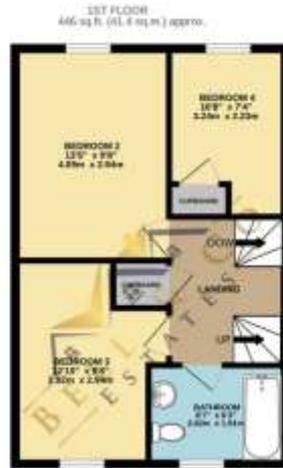




## 22 Blackthorn Boulevard | Kiveton Park | S26 5AN    25% Shared Ownership £71,250

Bell & Co Estates are thrilled to present 25% shared ownership of a four bedroom semi-detached home for £71,250. Monthly rent on remaining share is £489.84. In addition, there will be a monthly service charge of £48.75, situated in the popular new development in Kiveton Park. The ground floor comprises a welcoming entrance hall with useful storage and a convenient downstairs WC. To the front, a generous lounge provides an excellent space for relaxing or entertaining. To the rear, a bright and spacious kitchen/diner offers ample room for dining and everyday family living. The first floor hosts three well-sized bedrooms. Bedroom Two is a comfortable double, while Bedrooms Three and Four provide further flexible accommodation for children, guests, or a home office. A modern family bathroom and additional cupboard storage complete this level. Occupying the entire second floor, the impressive principal bedroom creates a superb private retreat, complemented by a separate storage room and landing area, making it an ideal main suite or adaptable workspace. With well-balanced room proportions, excellent storage throughout, and flexible multi-level living, this home presents a fantastic opportunity for buyers seeking space and practicality in a thoughtfully designed layout. Externally, to the rear this property offers a large garden and patio area. To the Rear of the property is also space for two cars along with a convenient EV charger.



TOTAL FLOOR AREA: 1197 sq ft. (110.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, fixtures and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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