



**44 Orchard Way, Corby Glen, Grantham, Lincolnshire NG33 4EE    £127,500**



FIRST FLOOR

SECOND FLOOR



Rosedale Property Agents are delighted to offer for sale this superb property at The Orchards (Plot 6). A three bedroom townhouse property available through the Home Reach Shared Ownership scheme – A perfect opportunity to step onto the property ladder. Situated on the outskirts of the sought-after village of Corby Glen, this property combines the charm of countryside living with the convenience of having the A1 which is less than 5 miles away. The house itself offers a bright and modern interior with contemporary kitchen and comfortable lounge. To the first floor, both bedrooms are well proportioned and there is a brand new, modern family bathroom. The whole of the top floor boasts a generous Master bedroom and en-suite. Outside, you'll find an enclosed rear garden off road parking to the front, complete with EV charger. Corby Glen itself boasts a welcoming community atmosphere with local shops, pubs, schools and beautiful countryside walks, all while being within easy reach of the nearby towns Bourne and Grantham. With shares available from as little as 50%, this is a fantastic opportunity to own your very own brand new home in a highly desirable location. If you're a first-time buyer, looking to downsize or are curious if this could be your best option, call our office to understand how the process works and to get your viewing booked in today. THE PRICE SHOWN IS FOR A 50% SHARE - FULL MARKET VALUE IS £255,000.

### ORCHARD WAY, CORBY GLEN

Orchard Way is a development of properties built by award winning builders, Allison Homes situated in the picturesque village of Corby Glen. Designed with sustainability in mind, each property features solar panels and EV charging points, amongst other energy-efficient features, each property designed with signature craftsmanship, attention to detail and high specification.

Corby Glen is nestled into the Lincolnshire countryside and provides easy access to the nearby market towns of Bourne, Stamford and Grantham but the village itself has its own range of amenities including two village shops, two pubs, a weekly post office, two doctors surgeries and library. There is strong sense of community with various leisure activities including a historic society, walking club and a bowls clubs. Today, it still celebrates the popular tradition of the annual Sheep Fair which is one of the oldest in the country! Corby Glen is also close the A1 making it ideal for commuters needing excellent travel connections.

The village features highly regarded local schools; the Corby Glen Community Primary School and the Charles Read Academy, both of which cater well for families.

The village green and a well maintained playground are popular spots for local residents of all ages and the beautiful parish church with its 15th century wall paintings and the medieval market cross make this location a perfect choice for families looking for their new home.

### ENTRANCE HALL

### KITCHEN

10' 3" x 8' 0" (3.12m x 2.44m)

### LOUNGE/DINER

15' 0" x 11' 9" (4.57m x 3.58m)

### CLOAKROOM

### BEDROOM TWO

15' 0" x 9' 6" (4.57m x 2.90m)

### BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.44m)

### BATHROOM

### BEDROOM ONE

21' 11" x 15' 0" (6.68m x 4.57m)

### ENSUITE

### AGENT NOTE

LPG Gas heating.

EV charging point. Solar panel(s).

All homes are ready to move in to and have been upgraded and many extras added.

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

All of the information in this brochure has been provided by the developer and is meant as a guide only.

### AGENT NOTE

This home is available with Home Reach Shared Ownership by Heylo Housing. The price advertised is a 50% share of the full market value, although larger shares are available from 50% depending on buyer eligibility.

Please contact the sales team at Rosedale Property Agents to discuss shared ownership financial qualification, the application process and reservation. You must have at least a 5% deposit (of the share value).

- The lease granted is for 999 years from 2025
- The new owner will be liable to pay rent to Home Reach for the remaining share of the property that they have not purchased. Rent is charged at 2.75% of the value of the remaining share that is owned by Heylo Housing.
- Full on market value - £255,000.
- 50% value - £127,500. Monthly rent for 50% share - £293.
- Heylo charge a lease management fee. This is currently charged at £26.43 pcm.
- The Pastures, like many modern housing estates, has an estate management charge. Please enquire for more information as this is payable on top of rent.
- Rent and service charge payments are collected by monthly direct debit and are reviewed annually in line with the terms of the Lease.

### AGENT NOTE

All charges referred to in this brochure have been provided by Home Reach and are meant as a guide only. These should be checked during the conveyancing process by your solicitor and are subject to change or inflation.

- \* All buyers will be required to complete a Heylo shared ownership eligibility form and speak with our independent financial advisors pass the Home Reach credit checks.
- \* The reservation fee is £99 and payable after the application checks have been done and the buyer has been approved.
- \* Household income cannot exceed £80,000 with a minimum household income is £12,000.
- \* Buyers do not need to be first time buyers.
- \* Successful candidates must not own or be named on any other property at the time of completion/occupation of their new shared ownership home.
- \* There is potential to buy larger shares of this property. If you buy a larger share, you will pay less rent (staircasing).
- \* There is also potential to buy up to 100% of your home. At 100% ownership, the freehold will transfer to you.

