



6 Matsell Drive, Corby Glen, Lincolnshire NG33 4LX

£58,750



Rosedale Property Agents are delighted to offer for sale the 'Herdwick' Plot 61 at Pastures Place, a two bedroom semi detached 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 less than 5 miles away. The house itself offers a bright and modern interior, thoughtfully laid out with an open-plan kitchen/dining area/living space and contemporary finishes throughout. Upstairs, both bedrooms are well proportioned doubles and there is a brand new, modern family bathroom. Outside, you'll find a westerly aspect rear garden to the rear and off road parking to the front. 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 25%, 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 25% SHARE OF THIS PROPERTY - FULL PRICE £235,000.

ENTRANCE

OPEN PLAN LOUNGE/KITCHEN/DINER

26' 7" x 10' 5" (8.10m x 3.17m) (approx.) (max.)

CLOAKROOM

BEDROOM ONE

11' 5" x 10' 5" (3.48m x 3.17m) (approx.) (max.)

BATHROOM

7' 1" x 5' 11" (2.16m x 1.80m) (approx.) (max.)

BEDROOM TWO

13' 8" x 10' 10" (4.17m x 3.30m) (approx.) (max.)

AGENT NOTE

This home is available with Home Reach Shared Ownership by Heylo Housing. The price advertised is a 25% share of the full market value, other shares are available from 25% depending on buyer eligibility. Please contact the sales team at Rosedale Property Agents to discuss shared ownership financial qualification, the application process and reservation.

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 - £235,000. 25% value - £58,750. Monthly rent for 25% share - £404.

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. This is currently £129.17 pa.

Rent and service charge payments are collected by monthly direct debit and are reviewed annually in line with the terms of the Lease.

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.

AGENT NOTE

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.

