



34 Harrier Way, Market Deeping, Lincolnshire PE6 8UN

£140,000



***** SHARED OWNERSHIP ***** This beautifully presented three-bedroom home is available for sale on a 50% shared ownership basis, offering a fantastic opportunity for first-time buyers to step onto the property ladder. The ground floor features a contemporary kitchen/diner, a convenient utility room, a downstairs cloakroom, and a spacious lounge with French doors leading out to the rear garden. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room. EPC Energy Rating B / Council Tax Band B.

UPVC FRONT DOOR INTO:

KITCHEN/DINER

4.55m x 3.05m (14' 11" x 10' 0") (Approx) Fitted with a range of base and eye level units with worktops over and upstand. Oven, gas hob and extractor hood over, stainless steel sink with 1/2 bowl and drainer with mixer tap over. Inset spotlights, radiator and wainscoting to wall. Space for fridge/freezer. UPVC window to the front.

OPENING TO WALKWAY:

Stairs to first floor accommodation.

UTILITY ROOM

Fitted with a base unit with worktop over and upstand. Space and plumbing for washing machine, radiator.

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with tiled splashback and low level WC. UPVC window to the side and radiator.

LIVING ROOM

4.56m x 4.13m (15' 0" x 13' 7") (Approx) UPVC window and French doors to the rear, two radiators.

LANDING

UPVC window to the side, radiator and loft access.

BEDROOM ONE

3.29m x 2.77m (10' 10" x 9' 1") (Approx) UPVC window to the rear, built-in wardrobe and two radiators.

EN-SUITE

Fitted with a three piece suite comprising an enclosed, oversized, tiled shower cubicle with rainfall shower head, wash hand basin with tiled splashback and low level WC. Heated towel rail, inset spotlights and UPVC window to the rear.

BEDROOM TWO

3.17m x 2.43m (10' 5" x 8' 0") (Approx) UPVC window to the front and radiator.

BEDROOM THREE

3.17m x 2.04m (10' 5" x 6' 8") (Approx) UPVC window to the front and radiator.

BATHROOM

Fitted with a three piece suite comprising bath, oversized vanity wash hand basin and low level WC. Heated towel rail, partly tiled, inset spotlight and skylight.

OUTSIDE

To the rear, the garden is enclosed by timber fencing with gated access to the front. The garden is mainly laid to lawn, with patio and raised decking area providing seating options.

The front small garden is graveled, with shrubbery, and path leading to front door. There is ample off road tandem parking to the side of the property.

AGENT NOTE

Charges based on 50% share:

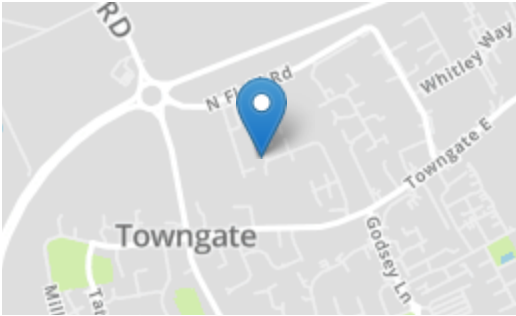
- Monthly rent £373.02
- Monthly lease management fee £26.30
- Annual buildings insurance £11.70.

The lease is 125 years from 31/03/2021.

There are options to purchase more than 50%, and up to 100%.

FLOORPLAN

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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		97
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

