



56 GRIMSTHORPE AVENUE BARTON SEAGRAVE

£106,000
LEASEHOLD

Offered on a shared ownership basis, this well-presented three-bedroom semi-detached home is available to purchase at a 40% share for £106,000 (full market value £265,000). Situated in the popular village of Barton Seagrave, the property features a spacious lounge, a modern kitchen/dining room, ground floor WC, three well-proportioned bedrooms, a contemporary family bathroom, and excellent storage throughout. Outside, there is off-road parking for multiple vehicles and a generous enclosed rear garden, making this an ideal opportunity for first-time buyers or growing families.



- 40% Shared Ownership • Three Bedrooms • Semi-Detached • Off Road Parking • Rear Garden • Close to Local Amenities • Council Tax Band C • EPC Rating B

Situated within the popular village of Barton Seagrave, this well-presented three-bedroom semi-detached home is offered for sale on a shared ownership basis, with a 40% share available for £106,000 (full market value £265,000). This is an excellent opportunity for first-time buyers or those looking to take their first step onto the property ladder.

The accommodation is thoughtfully arranged throughout, beginning with a spacious lounge with a window overlooking the front aspect, creating a bright and comfortable living space. To the rear of the property is a generous kitchen/dining room, providing ample space for both cooking and family dining. The kitchen also benefits from access to a large under-stairs storage cupboard, offering excellent practical storage. Beyond the kitchen is an inner hallway with access to the convenient ground floor WC and a door leading out to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom which benefits from a useful over-stairs storage cupboard. Completing the first floor is a modern family bathroom fitted with a contemporary three-piece suite with a shower over the bath.

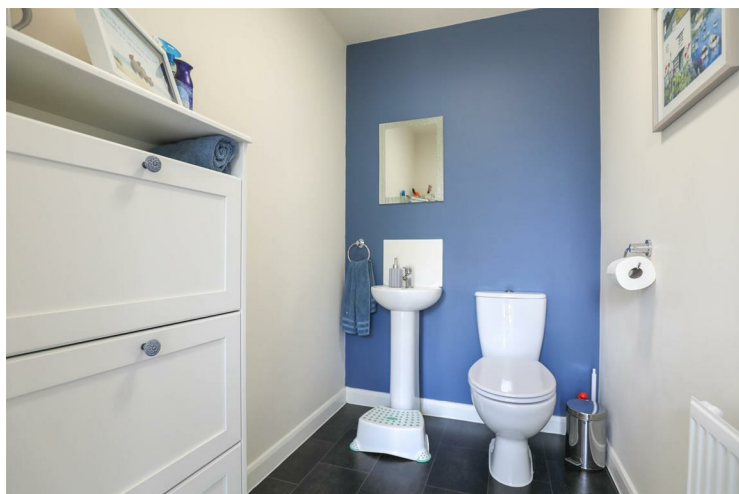
Externally, the property enjoys off-road parking for multiple vehicles via a driveway to the side of the house. The enclosed rear garden is a generous size, predominantly laid to lawn and enclosed by timber fencing, providing an outdoor space ideal for families and entertaining.

Located within easy reach of local amenities, well-regarded schools and excellent transport links, this attractive home offers comfortable modern living in a highly desirable location.

Please note: The property is offered on a shared ownership basis with a 40% share available at £106,000, based on a full market value of £265,000. Rent and service charges are payable on the remaining share, and eligibility criteria apply.

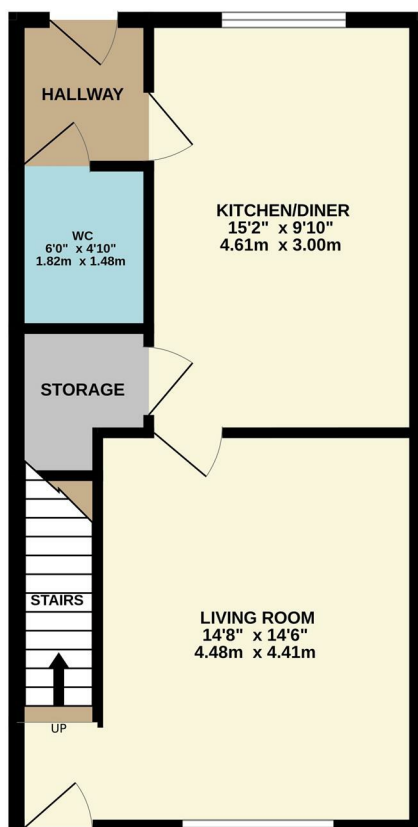
Council Tax Band: C
EPC Rating: B

Lease Information:
Lease Length: 118 Years Remaining
Maintenance Charge: £12.89 PCM
Insurance: £11.64 PCM

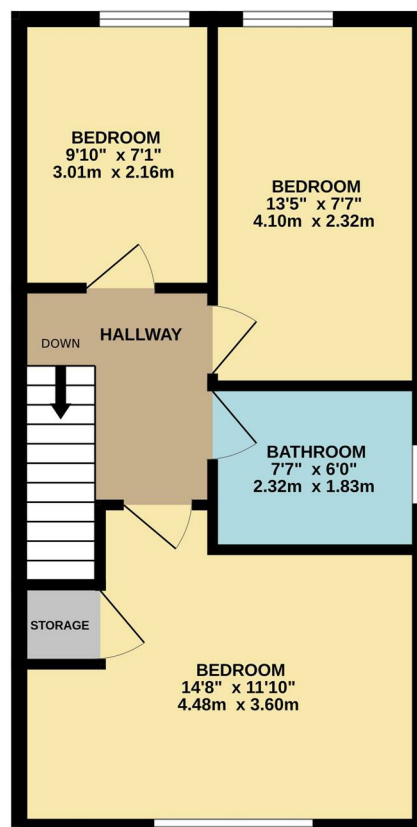




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

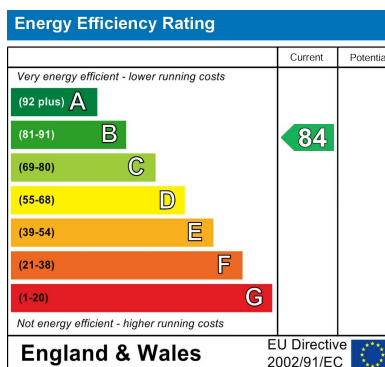


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq. ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: B **Council Tax Band: C**

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