



**Lawrence Drive, Calne**  
**50% Shared Ownership £144,975**



No Chain! A modern, three bedroom, semi-detached 50% Shared Ownership home with opportunities to staircase to the full amount. Tucked away in a cul-de-sac of a modern, well designed estate and within easy walking distance of both the amenities of the town and open countryside walks. Upon entering the home you are met with the spacious entrance hall, dining kitchen, living room and downstairs W.C. Stairs then rise to the first floor where you will find all three of the generous bedrooms with the family bathroom to complement. The southerly garden perfectly catches the sun throughout the day, arranged with areas for lounging and entertaining, as well as plenty of potential for those who like to garden. The property is complemented also by off-road parking for two vehicles.



### Entrance Hall

A spacious entrance hall with doors leading through to the dining kitchen, living room, downstairs W.C and understairs cupboard. Stairs rise to the first floor.

### Cloakroom

**6,08 x 3,08 (1.83m,2.44m x 0.91m,2.44m)**

A modern white suite with W.C, pedestal wash basin, and radiator. A window opens out to the front of the home.

### Dining Kitchen

**16,03 x 8,05 (4.88m,0.91m x 2.44m,1.52m)**

Fitted with a range of matching wall and base cabinets, with inset gas hob, electric oven, extractor hood and one and a half sink with drainer. Space and plumbing have been allowed for both a dishwasher and washing machine with a tall fridge freezer. A window also views out over the front of the home.

In addition to the fitted kitchen, ample space has been allowed to the right of the room for a generous dining table and chairs, with further display furniture to complement.

### Living Room

**16,10 x 9,06 (4.88m,3.05m x 2.74m,1.83m)**

A bright and airy room with ample space allowed for sofas, armchairs and further lounging furniture. A window views out over the rear garden, allowing plenty of natural light throughout the day, with a patio door leading through to the garden and patio, extending the living space in warmer months.

### First Floor Landing

Doors lead to all three of the bedrooms and the family bathroom. Loft access.

### Master Bedroom

**14,03 x 8,05 (4.27m,0.91m x 2.44m,1.52m)**

Space allows for a king size bed, wardrobes and further storage and display furniture. A window views out over the rear garden.

### Bedroom Two

**11,08 x 9,11 (3.35m,2.44m x 2.74m,3.35m)**

Another spacious double with ample room for a king size bed and further storage furniture. Currently, it has been cleverly arranged to offer space for a triple bunk bed, bank of mirrored wardrobes and further storage furniture. A window views to the front of the home.

### Bedroom Three

**9,07 x 8,02 (2.74m,2.13m x 2.44m,0.61m)**

Able to accommodate a double bed if required, the room currently lends itself perfectly as a single bedroom with wardrobes and further display furniture or as an office space. A window views to the front of the home.

### Bathroom

**6,06 x 6,07 (1.83m,1.83m x 1.83m,2.13m)**

Fitted with a modern white suite with pedestal wash basin, W.C and panel enclosed bath with shower over. A window opens to the rear of the home and fitted with an extractor fan.

### Rear Garden

Perfectly orientated to catch the sun throughout the day, the rear garden has been arranged with ease of maintenance in mind but with ample opportunity for those with green thumbs. Following on from the living room, the patio area offers the perfect spot for lounging and entertaining in finer weather with the remainder of the garden laid to lawn. A gate gives access to the front of the home.

### Front Garden & Driveway Parking

To the front of the home is driveway parking side by side for two vehicles. The low maintenance, front garden has been laid to gravel with mature shrubbery and plenty of additional space for potted plants.

### Further Information

Landlord - Selwood Housing

50% share of £289,950 = £144,975

Rent on the remaining 50% share = £399.68 per month

Service charge - £37.53

Staircasing restrictions - None - able to staircase to 100%.

Lease term - 125 years with 121 years remaining.

### Shared Ownership Eligibility Criteria

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

Also, you must have a local connection to Wiltshire Council either through residency, work or family.



