

## Whittle Road, Holdingham, Sleaford, NG34 8YJ



Asking Price £142,500 Leasehold



This is a 50% shared ownership three storey detached house in the popular location of Holdingham. Viewing is a must to appreciate the size of the property. The accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Downstairs W.C., Four Bedrooms with En-suite to Master and Bedroom Two, Family Bathroom and Single Garage. EPC Rating is B and Council Tax Band is D. The property is fully UPVC double glazed and has gas central heating.

## Accommodation

The property is entered through a part glazed composite door into the entrance hallway.

## Entrance Hallway

Having vinyl flooring, understairs cupboard, smoke alarm and electric consumer unit.

## Downstairs Cloakroom

5'10" x 4'9"

A good sized downstairs cloakroom with pedestal wash hand basin, and close coupled W.C.

## Lounge

12'11" x 11'8"



Having T.V. point and smoke alarm.

## Kitchen/Diner

18'0" x 9'3"



Having a range of wall and base units with worktop over, space for fridge/freezer, electric over, gas hob with extractor over, stainless steel sink with mixer tap, space and plumbing for dishwasher, vinyl floor, smoke alarm and patio doors leading to the rear garden.

## Utility Room

Having a worktop with cupboard under, space and plumbing for washing machine. space for second appliance, vinyl flooring and wall mounted combi boiler.

## First Floor Landing

Having a storage cupboard and stairs to second floor landing.

## Bedroom Two

12'11" x 10'7"



Having a smoke alarm and door off to en-suite.

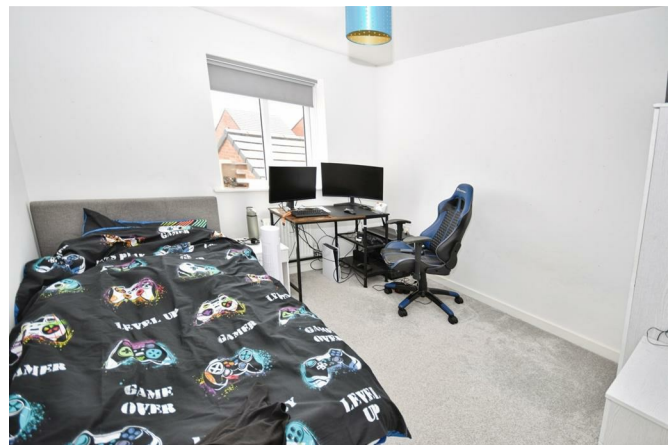
## En-Suite



Having a fully tiled shower cubicle with electric shower, pedestal wash hand basin, close coupled W.C., vinyl flooring, partially tiled walls and extractor.

## Bedroom Three

9'9" x 9'8"



## Bedroom Four 9'6" x 8'2"



## En-Suite



Having a fully tiled enclosed mains fed shower, pedestal wash hand basin, close coupled W.C., partially tiled walls, vinyl flooring, extractor and velux window.

## Bathroom



Having a three piece suite comprising of panelled bath, pedestal wash hand basin, close coupled W.C., partially tiled walls, vinyl floor and extractor.

## Outside Front



There is a slabbed pathway leading to the entrance door, outside light, tarmac driveway providing off road parking leading to the garage which has an up and over door, electric and light.

## Landing

## Master Bedroom 13'10" x 10'6"



A light and airy bedroom with velux window, sloping ceilings, loft access and thermostat heating control.

## Outside Rear



Being fully enclosed by fencing with side access gate, slabbed patio area and laid to lawn.

## Shared Ownership Details

Rent is currently £345.20 for 50% share.  
Service charge is £15.12.  
Buildings insurance is £20.83.

Management fee is £23.77.

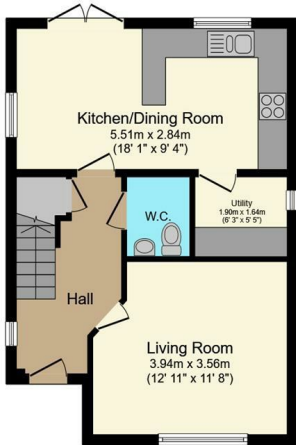
Total payable per month is £404.92.

## **Financial Services**

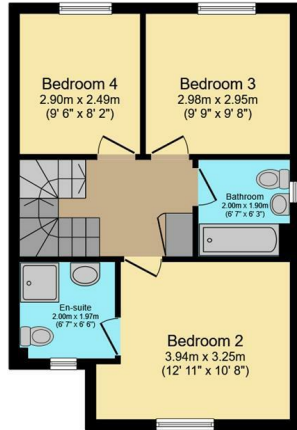
Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

## **Disclaimer 1**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor



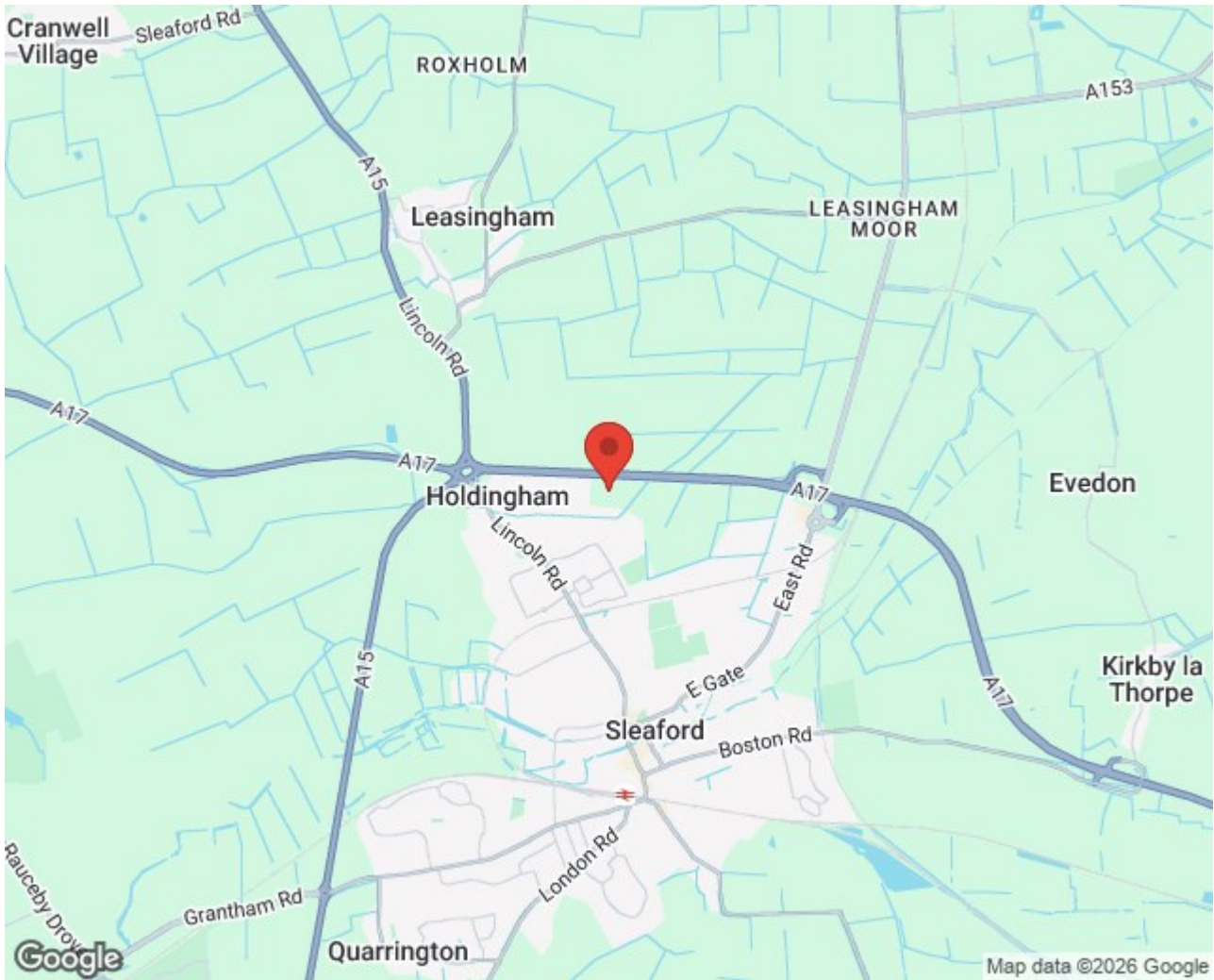
First Floor



Second Floor

Total floor area: 111.9 sq.m. (1,205 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	