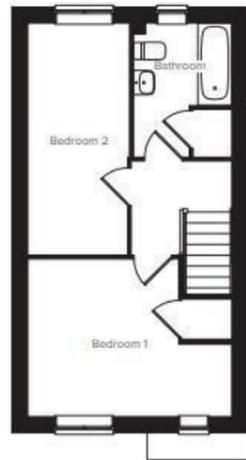


Ground Floor

Lounge / Dining	3128 x 4817 mm	10'3" x 15'10"
Kitchen	4200 x 3213 mm	13'10" x 10'7"

*Maximum dimension



First Floor

Bedroom 1	4200 x 3251 mm	13'10" x 10'8"
Bedroom 2	2100 x 4779 mm	6'11" x 15'8"
Bathroom	2028 x 2764 mm	6'8" x 9'1"

*Maximum dimension



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Early Bird Applications now open on 'The Sinclair'

2 Bedroom Semi—Detached Homes

Key Features;

Two bedroom homes

Early Bird Applications now open

Handover May 2026

Prices start from £88,000 (for a 40% share).

Shared Ownership with opportunity to purchase from 40% – 75%

Developed by Bloor Homes.

10 Year New Home Guarantee

Due MAY 2026 — Plot 219 and 220 — EARLY BIRD NOW OPEN — 'The Sinclair' 2 Bedroom Semi-Detached Homes starting at 40% Share £88,000

40 % to 75% shares available.

Muir is delighted to present Somerby View, Grantham, Lincolnshire.

This development features 2 and 3 bedroomed homes available to purchase as shared ownership.

These homes have been developed by Bloor Homes. Each new-build home has been carefully designed to offer spacious, practical fitted kitchens, comfortable living spaces, well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard and the development is designed to compliment the surrounding market town of Grantham.

With a wide range of local amenities and excellent transport links from where trains run to London Kings Cross in just over an hour, Grantham provides an excellent environment, ideal for both growing families and professional commuters.

Full Market Value 2 Bedroom -£220,000

40 % share value £88,000

Monthly rent - £302.50

Service Charge £13.90

Council Tax: Council tax bands are often not released until the property is complete.

Solar Panels

Fully fitted kitchen with oven, hob and extractor fan

Outside taps (on plots with rear kitchen)

Vinyl flooring to kitchen and bathroom

Two parking spaces

Downstairs cloakroom

Double glazing and high performance insulation throughout

Electrically wired smoke detectors

Private turfed garden

10 year new homes warranty

Eligibility

Have a combined household income under £80,000 per annum

Not already own a property, or part of a property, at the time of completing on your purchase

Be unable to purchase a suitable home to meet your housing

needs on the open market.

Information on Shared Ownership;

If you can't afford the mortgage on 100% of a home, Shared Ownership offers you the chance to buy a share of your home (between 25% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership. Management and estate charges apply.

*Images are representative only

For walk round videos please visit and like us on social media;

INSTAGRAM — 'HOMESBYMUIR'

TIKTOK 'HOMESBYMUIR'

FACEBOOK — Muir Group Housing Association