

# The Colleys

GRANTHAM

Sat Nav Postcode: NG31 8NR



## Desirable, yet affordable...

emh are excited to offer you a selection of brand new two and three bedroom shared ownership properties at our brand new development 'The Colleys'.

Surrounded by idyllic countryside, 'The Colleys' is ideally located, offering excellent travel connections, fantastic schooling and a variety of leisure facilities to support an expanding community.

The development itself is only a short distance from Grantham town, where you will find independent boutique shopping,

fantastic arts and culture, and a plethora of restaurants, shops and local eateries. Whether it's walks in the beautiful countryside or a more urban experience, The Colleys is ideally located to offer it all.

### Our homes come with the following features and specifications:

- ▶ Gas central heating and double glazing
- ▶ Fitted kitchen with stainless steel oven, hob and extractor hood
- ▶ Internal oak finish doors
- ▶ White bathroom suite with full height tiling around bath
- ▶ Thermostatic shower and screen over bath
- ▶ UPVC sealed unit double glazed windows with safety restrictors
- ▶ Thermostatically controlled radiators
- ▶ Parking spaces
- ▶ Heated towel rail in bathroom and WC
- ▶ Turf to rear garden
- ▶ White matt emulsion to walls
- ▶ Double glazed front and rear doors with multipoint locking system





## About the area

There are plenty of places to visit in and around the area such as Belton House, famous for its architecture and tapestries; or Belvoir Castle, the majestically gothic building and ancestral home to the Dukes of Rutland.

You could also visit Wyndham Park which is close by and considered one of the best parks in the country; receiving green flag awards since 2012.

As well as exploring castles and country life, there are plenty of opportunities to experience more urban culture too. The city of Nottingham nearby offers trips to the theatre, an eclectic mix of shops and numerous art galleries or museums. The Colleys really does offer an ideal location for an urban and rural lifestyle.



## History

It's always interesting to discover the history of the area you live in and Grantham is no exception. Known as one of the UK's 'best towns' for quality of life, Grantham is also the famous home town of Scientist Issac Newton. In fact, Grantham celebrates the scientific founder by hosting the Gravity Fields Festival which presents a lineup of top leading scientists every year. You can also find further in-depth exhibitions of Newton at Grantham Museum or delve into the decorated career of Margaret Thatcher, who was also born in Grantham too.



## Travel

Grantham town has recently picked up two accolades when it was named one of the top commuter towns in the country. It is served by the London–Edinburgh East Coast Main Line and the River Witham and is bounded to the west by the A1 north–south trunk road; offering commuters great access links to other parts of the country.

Grantham lies about 23 miles south of Lincoln, and approximately 22 miles east of Nottingham.



# Site Plan

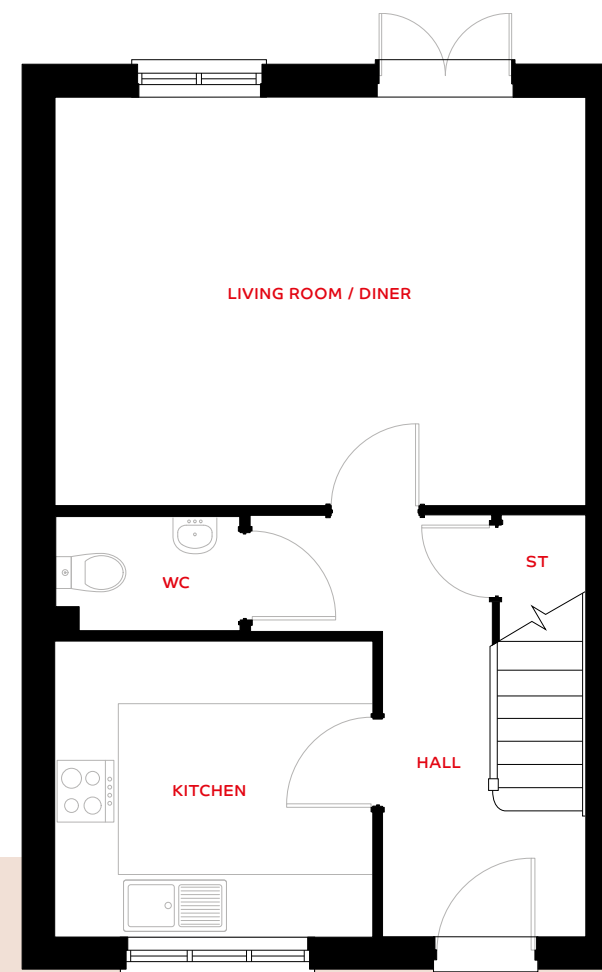
## KEY TO AVAILABLE HOMES:

- **THE CEDAR**  
3 Bedroom houses
- **THE CHESTNUT**  
2 Bedroom houses
- **THE IVY**  
2 Bedroom houses
- **AFFORDABLE RENT**  
2 & 3 Bedroom houses



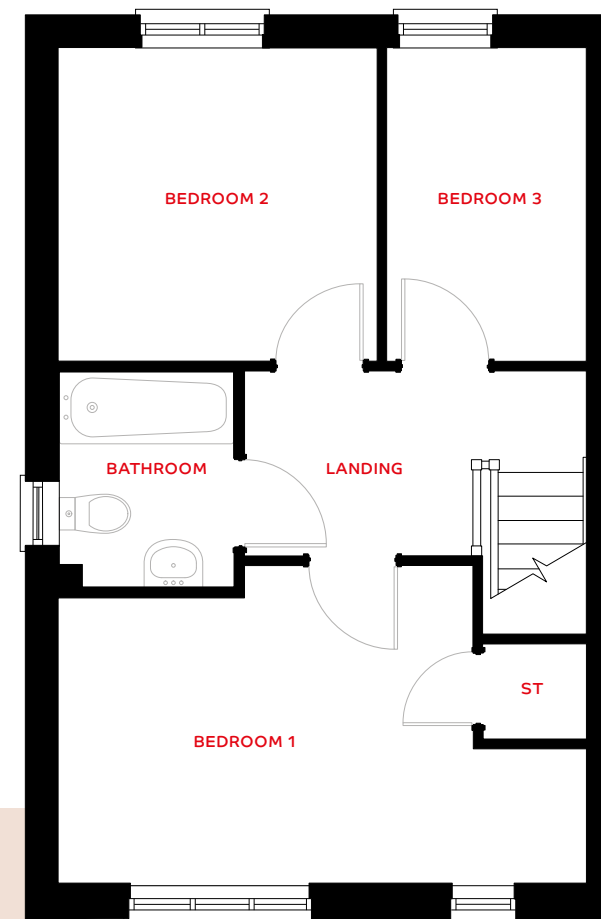


**The Cedar**  
 3 Bedroom houses  
 Shared ownership



**GROUND FLOOR**

<b>Kitchen</b> 3.095m x 2.878m	<b>Living Room / Diner</b> 5.150m x 3.971m
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**FIRST FLOOR**

<b>Bedroom 1</b> 5.150m x 2.817m	<b>Bedroom 2</b> 3.124m x 3.056m	<b>Bedroom 3</b> 1.936m x 3.056m
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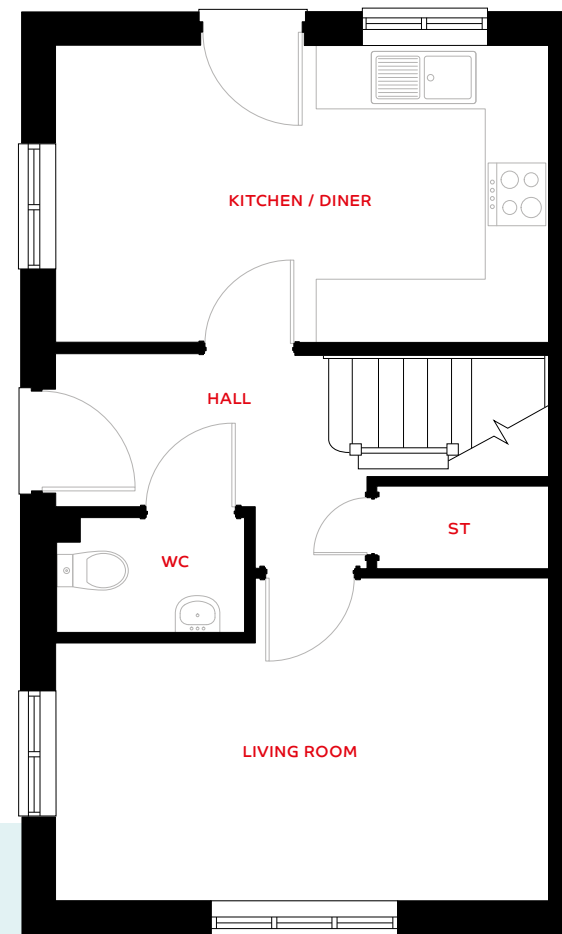
Some plots will be handed (mirror opposite) from shown on the floor plan.  
 Your sales consultant can provide details on those concerned.

(All measurements should be treated as a guide only as taken from a working drawing.)





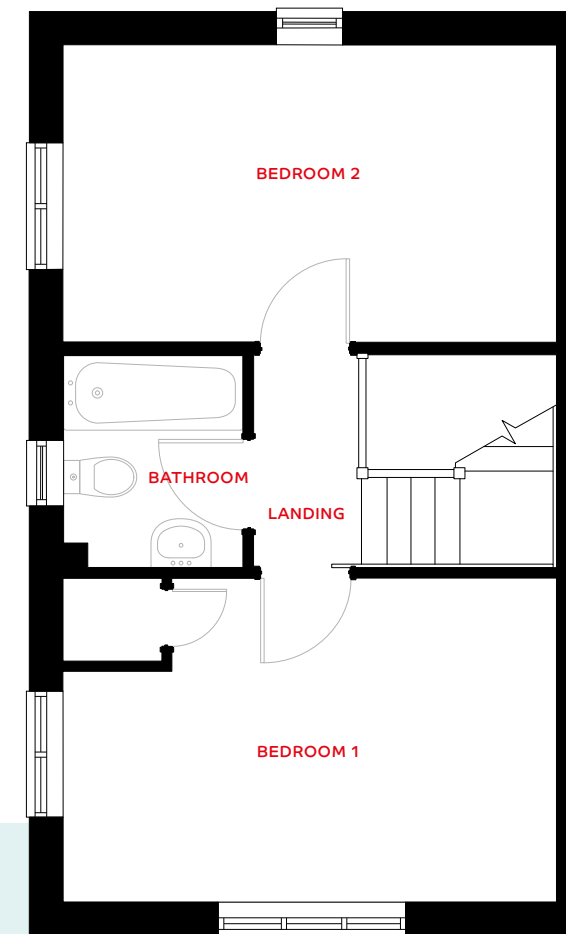
**The Chestnut**  
 2 Bedroom houses  
 Shared ownership



**GROUND FLOOR**

Kitchen / Diner  
 4.697m x 2.835m

Living Room  
 4.700m x 3.091m



**FIRST FLOOR**

Bedroom 1  
 4.700m x 2.213m

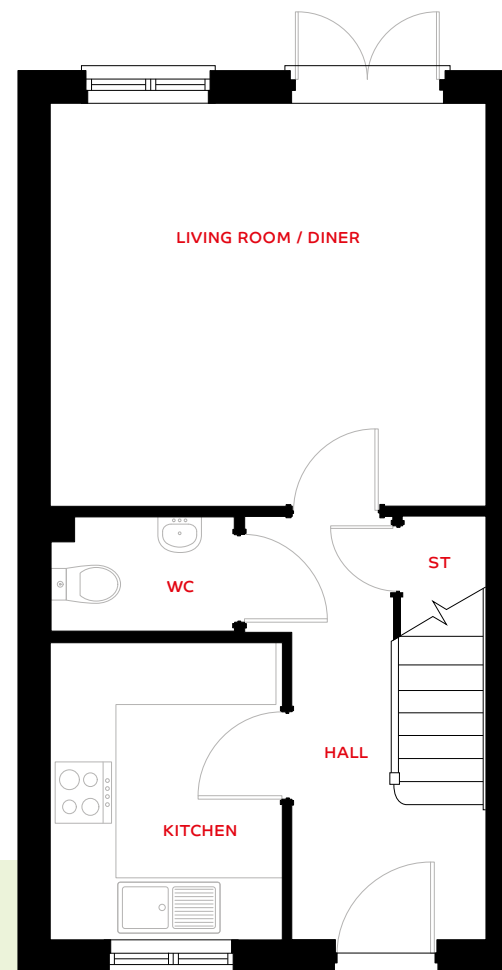
Bedroom 2  
 4.700m x 2.835m

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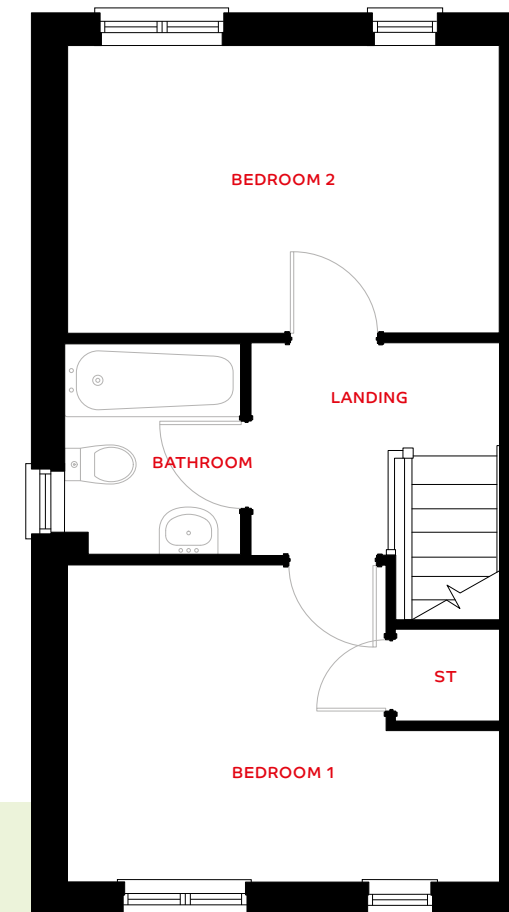
**The Ivy**  
 2 Bedroom houses  
 Shared ownership



**GROUND FLOOR**

**Kitchen**  
 2.915m x 2.279m

**Living Room / Diner**  
 4.250m x 3.931m



**FIRST FLOOR**

**Bedroom 1**  
 4.250m x 3.097m

**Bedroom 2**  
 4.250m x 2.816m

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To register your interest call emh  
on **0300 123 0918** (local call rate)

E. [sales@emh.co.uk](mailto:sales@emh.co.uk)  
or visit [sales.emh.co.uk](http://sales.emh.co.uk)

### Shared ownership...

Shared ownership is a part buy-part rent scheme which makes buying your own home affordable. Shares can be purchased from 40% to 75% (this is based on 5% increments, dependent on affordability and approval of eligibility for the Shared ownership Scheme by Help to Buy Midlands).

Shared ownership allows you to purchase a share in a brand new home whilst paying a subsidised rent on the remainder. Once you have lived in the property for 12 months you can purchase additional shares if you want to. This is called staircasing. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!





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HOUSING  
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