



6 Blacksmiths Lane Spilsby, Lincolnshire. PE23 5EZ

3 Bed End-Terrace house with garage

Full Market Value **£180,000** | Shared Ownership **£63,000** for a 35% share | Share rent is **£268.13**

Management fee **£20.75** | Buildings insurance **£8.33** | no communal service charge





6 Blacksmiths Lane, Spilsby, Lincolnshire, PE23 5EZ.

3 bed end terrace house with garage - Shared Ownership

- End terrace house
- 3 bedrooms
- Downstairs toilet
- Modern open plan breakfast/kitchen with integrated appliances
- Bathroom with overbath shower
- One Parking space in front of garage at the rear
- Rear walled garden with lawn and patio
- Within walking distance to the main high street



The Area

The property is situated on Blacksmiths Lane, Spilsby, close to the local Primary School. Spilsby is a small market town situated at the eastern foot of the Lincolnshire Wolds with a resident population of approx 2500 persons. It lies some 12 miles west of the resort of Skegness and 15 miles north of the market town and port of Boston with its main communication link being via the A16 Grimsby to Boston road which by-passes the west side of the town. The A158 Skegness - Lincoln route passes just to the north. The town itself serves a significant hinterland, providing local and service amenities.

Construction

Walls: Brick

Roof: Pitched, Tiled

Windows: Double Glazed Sash and uPVC

Accommodation

Accommodation briefly comprises:-

Entrance Lobby

Staircase to first floor.

Living Room

3.825m x 4.18m, with uPVC double glazed sash window, consumer unit, radiator, TV point, central heating thermostat and timer.

Breakfast Kitchen

3.59m x 5.00m maximum, induction hob, electric oven, stainless steel extractor, stainless steel sink and drainer, wall, base and drawer units, radiator, large understairs storage, tiled splashbacks, Vaillant boiler, uPVC double glazed window to rear.

Rear Lobby

1.52m x 2.11m, radiator, uPVC double glazed door to rear garden.



Downstairs Toilet

1.569m x 2.12m, w/c, radiator, wash hand basin, extractor.

First Floor Landing

radiator, loft access

Bedroom 1 (front)

4.45m x 2.61m, radiator, uPVC sash double glazed window to front, TV point.

Bedroom 2 (mid)

3.88m maximum x 3.349m, radiator, uPVC double glazed window to rear.

Bedroom 3

3.26m x 2.13m, radiator, uPVC double glazed window to rear.

Bathroom

2.93m maximum x 2.28m, airing/storage cupboard, bath with electric shower over, w/c, wash hand basin, uPVC sash double glazed window to front, shaver point, extractor, part tiled walls and sill.

Outside

- Gated rear garden enclosed by brick wall and fencing, part patio and part laid to lawn.
- Single garage in block of 3.
- One Parking space in front of garage.

Services

- Mains gas, electricity, water and drainage services are understood to be connected.

Central Heating

- The property is heated from the Vaillant gas fired boiler in the kitchen via radiators. **Tenure**
- The property is assumed to be of leasehold tenure and free from any unusual covenants and restrictions.
- Vacant possession is deemed to be available.
- It is assumed that no restrictive covenants are in place upon the Title that would have an adverse effect upon saleability and value.

Roads

- Blacksmiths Lane is assumed to be a made up and adopted highway.

Rights of way

- As may be contained in the Title Deeds.
- The property does not appear to be affected by any rights of way as far as we are aware.

Condition

We have not carried out a detailed survey on the property nor any tests on services nor inspected foundations.

We have not inspected the woodwork or other parts of the structure, which were covered, unexposed or inaccessible and are therefore unable to report that such parts are free from rot, beetle, woodworm or other such defects.

From our brief visual inspection, the property is well presented and is considered to be in an overall condition consistent with its age and style of construction.

No defects were noted which are likely to affect the value or saleability of the property.

Energy performance certificate

- Energy Rating 'C' (79)
- Valid until 11 March 2034

Flooding

No specific enquiries have been made but we are not aware that the property has been identified by the Environmental Agency as being in an area where there is an increased risk of flooding such as on a floodplain (Flood Zone 1).

To the best of our knowledge, recent flooding affecting the property has not occurred and the house is assumed to have been built in accordance with flood risk assessment measures.

Further information is available on the Environment Agency website (www.environment-agency.gov.uk).

Environmental and statutory matters

- The property is not a Listed Building.
- It is not within a Conservation Area.

General Remarks

The property is a modern end terraced property situated close to the centre of Spilsby which provides all local amenities.

Tenant's improvements

None stated.

Valuation

Full Market Value **£180,000**

This 3 bed end-terrace house is being sold on a Shared Ownership basis - **£63,000** for a **35% share**

Monthly Rent on remaining share **£268.13**

Management Fee **£20.75**

Buildings Insurance **£8.33**

no communal service charge.

Please note other shares can be purchased subject to an affordability assessment.

Shared Ownership

Shared Ownership is a fantastic opportunity if you're unable to purchase a home on the open market. It allows you to buy a share in a property on a part buy/part rent basis and pay a subsidised rent on the part that you do not own.

Over time, you can purchase more shares in your property – this is known as 'staircasing'. This can be done at any time after initial purchase and it will reduce the amount of rent you pay, as the share of the home that you do not own will have got smaller.

We will offer shares between 25-75% of the property value depending on the outcome of the affordability assessment. The higher the share you purchase, the lower your rent will be. You will either need sufficient funds to enable you to purchase a share outright or will need to be able to obtain a mortgage for the share you want to purchase.

Next Steps

To apply, please contact the Platform Home Ownership who will then send you an application form and registration form to complete.

Upon receipt of your completed application and registration form, we will refer you for an affordability assessment to determine the most affordable share for you.

Once you have passed the affordability assessment, we will then be in contact to confirm availability and arrange a viewing.

For details contact our sales team
on **0333 200 7304**
or email: **sales@platformhg.com**

Contact Us:



www.platformhomeownership.com



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Scheme administered by Platform Housing Group
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