



35 KINGS MANOR Coningsby, Lincolnshire, LN4 4TJ

2 Bed End-Terrace House

Full Market Value **£160,000** | Shared Ownership **£40,000** for a 25% share | Share rent is **£275.00**

Management fee, buildings insurance and communal service charge **TBC**





**35 Kings Manor, Coningsby,
Lincolnshire, LN4 4TJ.**

2 Bed End-Terrace House – Shared Ownership

- ◆ **End-Terrace house**
- ◆ **2 bedrooms**
- ◆ **Downstairs toilet**
- ◆ **Modern open plan breakfast/kitchen with integrated appliances**
- ◆ **Bathroom with over bath shower**
- ◆ **Allocated parking**
- ◆ **Rear garden with large patio area and grass lawn**
- ◆ **Coningsby - a peaceful village in Lincolnshire**





The Area

The property is located on Kings Manor, approximately half a mile from the centre of Coningsby.

Coningsby, together with its twin village of Tattershall, are large, expanding, and well-established villages with a good range of local shops, small supermarkets and schools, both primary and secondary. The village straddles the A153 with easy links to the coastal resort of Skegness approximately 25 miles to the east and to Sleaford 15 miles to the west. Lincoln is approximately 15 miles northwest.

Construction

Walls: Cavity brick

Roof: Pitched and tiled.

Windows & doors: PVCu

Accommodation

Accommodation briefly comprises:-

GROUND FLOOR

Entrance Lobby

Staircase to first floor

Living Room

4.81m x 3.30m

Double doors to the garden

Kitchen/Dining Room

3.30m max./2.31m min x 3.12m

Modern fitted kitchen units with hob, integrated oven, and extractor hood

Downstairs Toilet

0.90m x 1.56m

FIRST FLOOR

2 Bedrooms

Bedroom 1

3.31m x 3.20m max

Bedroom 2

3.32m x 2.04m max

Family Bathroom

2.60m x 1.37m

Modern three piece white suite with shower over the bath

Outside

- ◆ Private rear garden enclosed by feature fencing, part patio and grass lawn
- ◆ Allocated Parking for one vehicle

Services

- ◆ Electricity, water and drainage services are connected

Central Heating

- ◆ Baxi Du-tec combination boiler

Energy Performance Certificate

- ◆ Energy Rating ' C78



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.





**BUILDING HOMES FOR
A BETTER FUTURE**

For more information contact:

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