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Boundary Walk | | Faldingworth, Market Rasen | LN8 3FX

60% Shared ownership £85,000



Perkins George Mawer & Co

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

Boundary Walk |

Faldingworth, Market Rasen | LN8 3FX

60% Shared ownership £85,000

A superb starter home, the property is for sale on a 60% shared ownership basis with the remaining 40% being owned by a housing association and being rented back to the perspective purchaser. Situated in a popular village location and briefly comprising cloaks area, lounge/diner, breakfast kitchen and W.C to the ground floor whilst to the first floor are two double bedrooms and a house bathroom.

Externally there is an enclosed garden to the rear and one designated parking space with other available parking spaces open to all.

- 60% share Property
- Ideal First Home
- Popular Village
- Enclosed Garden to Rear
- Allocated Parking Space
- Downstairs WC
- Two Bedrooms
- Council Tax band A

Entrance

UPVC entrance door leading to:

Lounge Diner

14'11 x 12'8 (4.55m x 3.86m)

A good sized lounge diner with cloaks area, stairs to the first floor, two wall mounted electric heaters, ceiling coving, double glazed window to the front elevation, alarm panel and door to:





Breakfast Kitchen

12' 8 max x 12'6 max (3.66m 2.44m max x 3.81m max)

An 'L' shape breakfast kitchen comprising a range of wall and base units incorporating a stainless steel one and a half bowl drainer sink unit with mixer tap, built-in electric oven and hob, plumbing for automatic washing machine and being part tiled. A wall mounted electric heater, double glazed window and UPVC double glazed door the rear complete the room. Door to:

Downstairs W.C

With double glazed obscured window to the rear low level flush W.C, extractor fan and wash hand basin.

To the first floor

Landing

With doors to:

Bedroom One

12'8 x 8'4 (3.86m x 2.54m)

Having a wall mounted electric storage heater and double glazed window to the rear.

Bedroom Two

12'8 max x 8'4 (3.86m max x 2.54m)

Having a double glazed window to the front elevation, built-in storage cupboard over the bulk head and telephone point.

Bathroom

A three piece suite comprising panel enclosed bath with shower over, pedestal hand wash basin, low level flush W.C, extractor fan, wall mounted chrome heated towel rail and being part tiled.

Externally

To the front of the property is a small gravelled area leading to the front entrance door whilst to the rear is a private enclosed garden with small lawned area, paved patio, garden shed, outside tap and fenced boundaries. A gateway leads to a single parking bay belonging to the property.

Agents Notes

Electric Heating

Mains Drainage

Council Tax Band A

Lease 99 years from 08/11/2006

60% shared ownership Scheme.

Charges- £207.83 pcm. includes building insurance reviewed annually.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH
 01673 843011
 info@perkinsgeorgemawer.co.uk
 www.perkinsgeorgemawer.co.uk