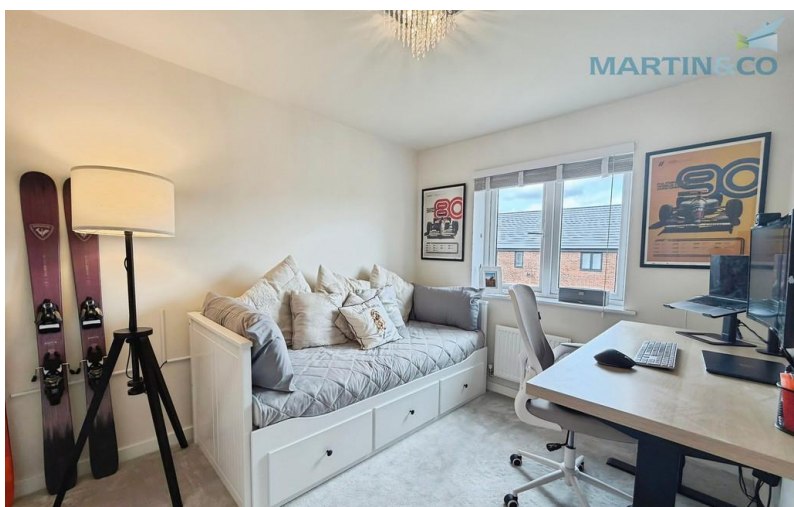
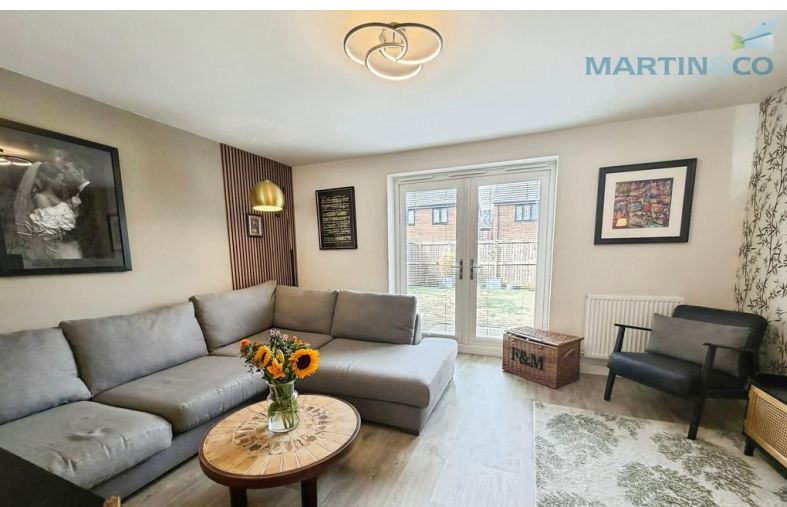


FOR SALE



Foxby Mews, Gainsborough

3 Bedrooms, 2 Bathroom, Semi-detached house

Shared Ownership (50%) £95,000



Foxby Mews, Gainsborough

3 Bedrooms, 2 Bathroom

Shared Ownership £95,000

- 50% Shared Ownership Property
- Beautifully Presented Throughout
- Remaining NHBC Warranty
- Downstairs Cloakroom/WC
- Private Driveway
- Principal Bedroom with En-Suite Shower Room



Beautifully Presented Two Bedroom Semi-Detached Home | 50% Shared Ownership | En-Suite | Remaining NHBC Warranty

An exciting opportunity to purchase a 50% shared ownership interest in this beautifully presented two-bedroom semi-detached home, situated on the highly regarded Foxby Mews development in Gainsborough. Built only recently, the property still benefits from the remaining balance of its NHBC warranty and offers purchasers the opportunity to staircase to 100% ownership (subject to the relevant housing association criteria).

Finished to a high standard throughout and ready to move straight into, this stylish home offers modern, well-planned accommodation that is perfectly suited to first-time buyers, young professionals, couples or those looking to downsize.

The accommodation briefly comprises a welcoming entrance hall, a contemporary fitted kitchen, a bright and spacious lounge overlooking the rear garden, and a convenient downstairs cloakroom/WC. To the first floor are two generously proportioned bedrooms, with the principal bedroom benefiting from its own modern en-suite shower room, together with a separate contemporary family bathroom, providing excellent flexibility for everyday living.

Outside, the property enjoys an enclosed rear garden, ideal for relaxing or entertaining, whilst a private driveway provides off-road parking.

Foxby Mews is a popular modern development positioned to the south of Gainsborough, offering easy access to a wide range of local amenities including supermarkets, schools, healthcare facilities, leisure amenities and excellent transport links. Marshall's Yard



shopping centre, the town centre and both railway stations are all within easy reach, making this an excellent location for commuters and families alike.

This fantastic home is offered on a 50% shared ownership basis, with the current monthly charges comprising rent of £233.05 on the remaining share and a service charge of £23.69. The property is held on a long lease, making it an affordable and attractive route onto the property ladder, with the opportunity to purchase further shares in the future.

Homes of this quality, particularly those offering such an affordable opportunity to buy within a sought-after modern development, are always in high demand. **Early viewing is strongly recommended.**





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Martin & Co Gainsborough

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.