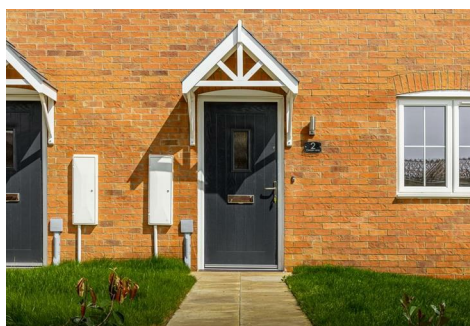




The Holland 2 Cooper Lane, Donington, PE11 4UZ

35% Shared Ownership £84,000

- Integrated kitchen appliances: fridge freezer, dishwasher & washing machine
- Stylish ceramic hob, oven & extractor with stainless steel splashback
- Flooring throughout: vinyl & carpets
- White bathroom suite with thermostatic shower & glass screen
- Gas central heating & solar panels for energy efficiency
- EV charging point & Premier Warranty
- Fully enclosed turfed rear garden
- No chain

Open Day - 9th August | Pre-Book Appointments:
12 - 2pm
Open Day - 20th August | Pre-Book Appointments:
12 - 2pm

Join us in the popular village of Donington to explore this lovely new development of 2, 3, and 4-bedroom homes.

We're delighted to present these homes on behalf of Cross Keys Homes, available through Shared Ownership with shares starting from 35% up to 75%.

Don't miss this opportunity to take your first step onto the property ladder or find your perfect family home in a sought-after location.

Book your appointment now to avoid disappointment!

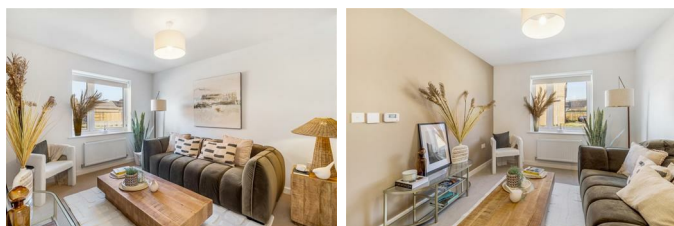
A beautifully designed three-bedroom home ideal for first-time buyers and growing families. Nestled in the heart of Lincolnshire, this spacious property offers modern living with countryside charm.

Entrance Hall



UPVC entrance door to front. Stairs to first floor.

Lounge 12'9" x 10'2" (3.9m x 3.1m)



UPVC window to front. Radiator.

Kitchen 19'4" x 6'10" (5.9m x 2.1m)



UPVC window to rear. French doors to rear. Radiator. Matching range of base and eye level units with work surfaces over. Integrated hob with extractor hood over. Integrated oven and grill. Sink drainer with mixer tap over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Understairs storage cupboard.

Cloakroom 6'10" x 3'7" (2.1m x 1.1m)



Toilet. Wash hand basin.

First Floor Landing



Doors to bedrooms and bathroom Airing cupboard.

Bedroom 1 16'8" x 8'6" (5.1m x 2.6m)



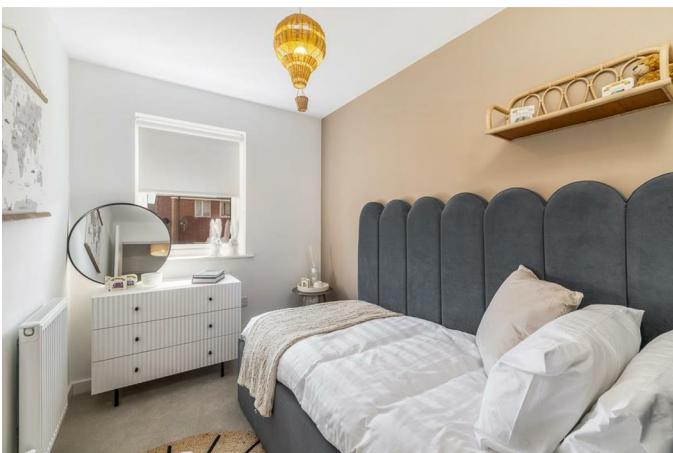
Two UPVC windows to front. Radiator. Storage cupboard.

Bedroom 2 10'5" x 9'10" (3.2m x 3.0m)



UPVC window to rear. Radiator.

Bedroom 3 9'6" x 6'6" (2.9m x 2.0m)



UPVC window to rear. Radiator.

Bathroom 6'10" x 6'2" (2.1m x 1.9m)



Bath with shower attachment over. Toilet. Wash hand basin. Extractor fan. Heated towel rail.

Outside



Property Postcode

For location purposes the postcode of this property is: PE11 4TN

Located at The Maltings, Donington, these leasehold homes offer a 990-year term and are available to purchase up to 75% of the full market value (subject to eligibility).

Make your move today—because your dream home is ready and waiting.

These are leasehold homes with a lease term of 990 years.

NB: We are not yet aware of the Council Tax banding for these homes.

Shares available to purchase up to 75% of the full market value (subject to affordability and eligibility criteria. You will need to buy the largest share affordable to you).

Shared Ownership Costs

The Holland – Full Market Value: £240,000
Monthly Service Charge £40.75

35% share - £84,000
5% deposit - £4,200
Monthly rent - £357.50

75% share - £180,000
5% deposit - £9,000
Monthly rent - £137.50

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Leasehold - 990 yrs left
Council tax band: TBC
Service charge: £495.96 per annum (Monthly £40.75)

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a

property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

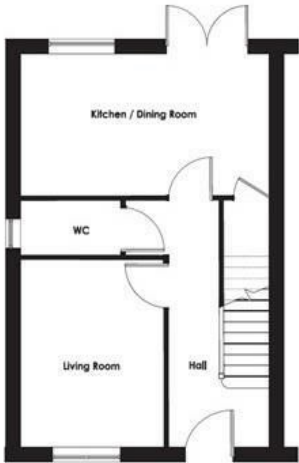
Floor Plan

The Holland

3 Bedroom

Ground floor

- Kitchen / Dining Room
5.1m x 2.9m
- Living Room
3.9m x 3m
- WC
2.1m x 1.1m

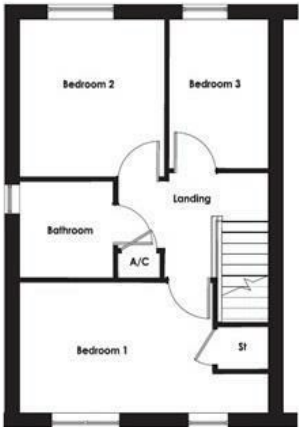


The Holland

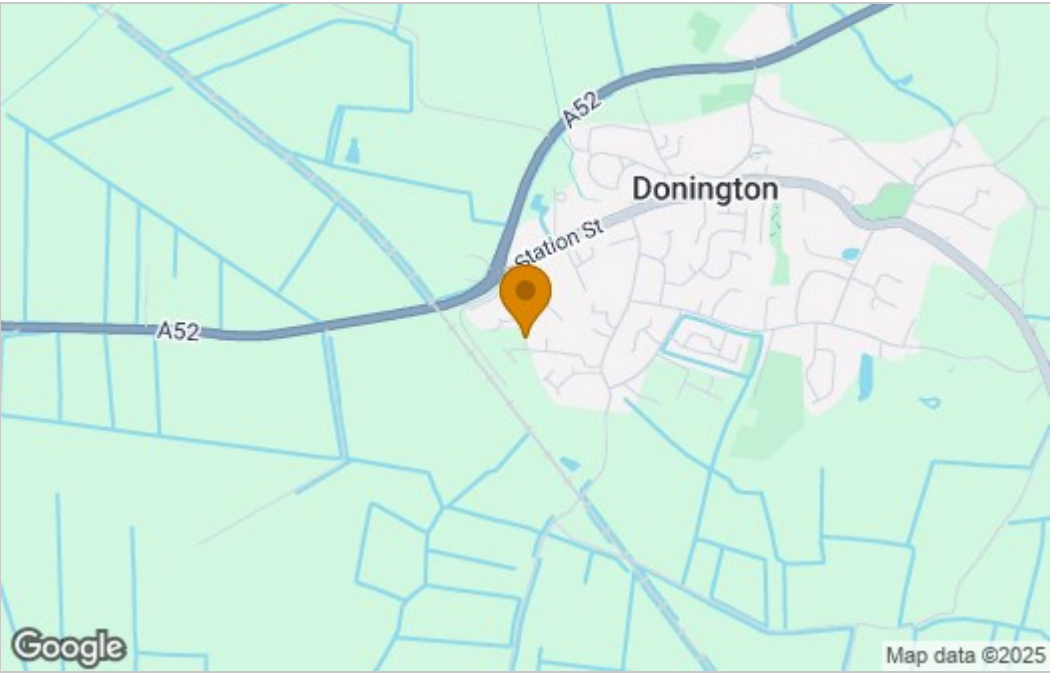
3 Bedroom

First floor

- Bedroom 1
5.1m x 2.6m
- Bedroom 2
3.2m x 3.0m
- Bedroom 3
2.9m x 2m
- Bathroom
2.1m x 1.9m



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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