



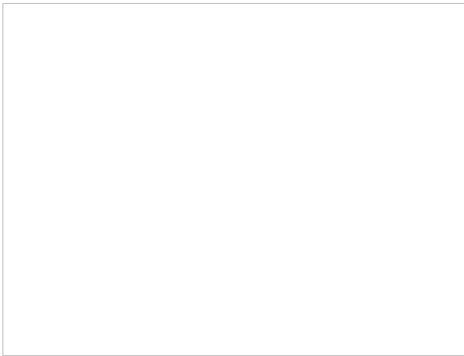
# Sales



2 Bedroom House

Acorn Grange | Castle Gresley | The Lily

**£90,000**



## Full Description

2 bed 1 bathroom

### The Lily: A Two-Bedroom Home at Acorn Grange, Castle Gresley

Emh Sales is delighted to present **The Lily (Plot 7)**, a brand-new, **two-bedroom semi-detached house** located at **Acorn Grange**. This stylish and affordable home is part of a stunning new development that offers the perfect blend of peaceful countryside living and convenient access to nearby towns. **View Home Specification – Premium Finishes Included** This **view home benefits from carpets throughout and selected inventory items included**, giving you a beautifully presented, ready-to-move-into home. Also features gas central heating, vinyl

flooring in wet areas, and a contemporary bathroom finished with a chrome heated towel rail.

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## Your Path to Homeownership with Shared Ownership

This home is available through New Model Shared Ownership (NMSO), a scheme designed to make homeownership more accessible. The price displayed is an example based on a 40% share. The actual share you purchase, which can range from 10% to 75%, will be determined by a financial affordability assessment. **The NMSO offers several key benefits:**

- **Low Initial Share:** Start your homeownership journey by purchasing a share from as little as **10%**.
  - **Flexible Staircasing:** Increase your ownership gradually, from as little as **1% annually** or a minimum of **5% at a time**.
  - **Repairs and Maintenance:** A new 10-year period provides support for repair and maintenance costs on your new-build home.
  - **Secure Lease:** All homes come with a long-term **990-year lease**.
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## About the Area: Castle Gresley

Nestled between the historic market towns of **Swadlincote** and **Ashby-de-la-Zouch**, **Castle Gresley** is a charming South Derbyshire village with a rich history. The village has retained its historical charm while benefiting from the modern amenities of nearby towns. The location offers a perfect blend of rural charm and urban convenience. Strong road connections and local bus routes make commuting simple, with Swadlincote's central bus station providing easy links to Burton-on-Trent, Ashby-de-la-Zouch, and beyond. You'll find a wealth of natural beauty here, too. The nearby **National Forest**, including Gresley, Swainspark, and Tunnel Woods, offers endless opportunities for outdoor activities and peaceful walks. The area's balance of community spirit, access to nature, and proximity to major employment hubs makes it an ideal place for a positive living environment.

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## How to Apply

Shared Ownership is a fantastic opportunity, allowing you to purchase a share of a property and pay rent on the remaining portion. As your financial security grows, you have the flexibility to increase your ownership up to 100% through a process known as staircasing. To find out if you're eligible and to get started on your application, please visit our [Apply Here](#) page.

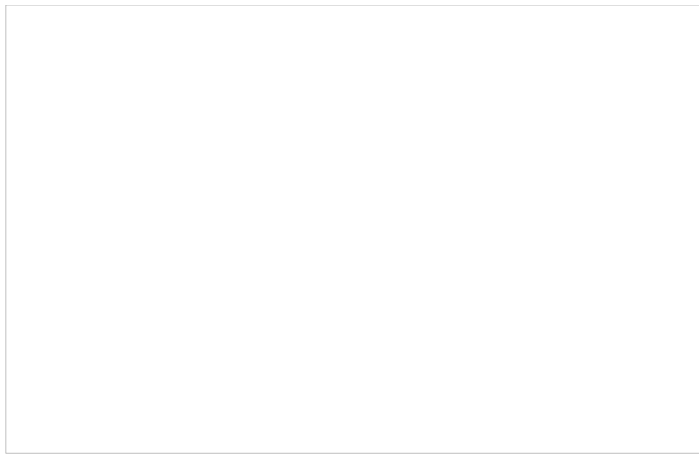
- **Note:** For more details on the share purchase price and rent examples, please refer to the [Key Information Document](#).

## Features

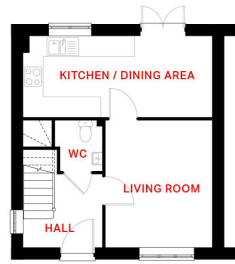
- 2 bedrooms
- Fitted carpets
- View Home inventory
- A fully fitted kitchen with integrated fridge freezer, washing machine, dish washer and a stainless steel oven, hob, and cooker hood.
- Modern conveniences: Gas central heating for a comfortable, efficient home.
- Vinyl flooring in the kitchen, bathroom, and W/C.
- Fitted bathroom and W/C
- Solar panels, reducing your energy costs and environmental impact.
- Off-road parking for two cars
- Electric vehicle charging point.
- Garden laid to lawn

## Location

## Floorplans



Plots 7, 8, 9, 10, 11, 12, 13 & 14



**GROUND FLOOR**  
Living Room  
3.15m min x 3.77m max  
Kitchen / Dining Area  
2.40m min x 5.59m max

**FIRST FLOOR**  
Bedroom 1  
2.80m min / 3.06m max x 3.29m max / 4.49m max  
Bedroom 2  
3.11m min x 3.10m min / 3.29m max