

SHARED OWNERSHIP



BAILEY CLOSE
KIBWORTH HARCOURT, LEICESTERSHIRE

JAMES
SELLICKS

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Bailey Close, Kibworth Harcourt, Leicestershire

Enjoy, contemporary living in this stylish and elegant town house offered for sale as 50% shared ownership with no upward chain. Built by Mulberry Homes in 2018 and nestled on the periphery of this sought after south Leicestershire village, this is an ideal opportunity for first-time buyers to get on the ladder.

Modern town house | 50% shared ownership |
Two double bedrooms | Contemporary kitchen |
Sitting/dining room | Guest cloakroom | Family
bathroom | Garden with westerly aspect | Off-road
parking | No upward chain |

ACCOMMODATION

Step through the canopied porch into a welcoming hall. There is a handy guest cloakroom with fresh, contemporary suite, tucked under the stairs, while an open arch leads through to the kitchen.

The kitchen is equipped with an extensive range of sleek wall and base units there is plenty of storage and work surface space. Integrated appliances include fridge/freezer, oven and gas hob with extractor hood over, with plumbing and space for a washing machine. The sitting/dining room spans the width of the home and feels bright and spacious owing to the double French doors that lead out on to the garden and enjoys a westerly aspect.

Upstairs you will find two double bedrooms and the bathroom is fitted with a modern suite comprising bath with shower over, WC and wash hand basin.

OUTSIDE

The front features two hardstanding vehicle spaces with block border parking spaces with a paved path leading to the front porch. The rear garden features a paved patio/dining terrace and gravel path and is otherwise laid to lawn with timber fencing and gated access to the rear leading to a side passage.

TENURE: Leasehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: B

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

ESTATE CHARGES: Approx. £150 per annum (for the communal open areas upkeep).

LEASE DETAILS

DATE: 31ST August 2018

TERM: 125 years from and including 31ST August 2018

PARTIES: Heylo Housing Registered Provider Limited

RENT: The rent payable to Heylo Housing is currently £319 per calendar month. This is reviewed on an annual basis.

LOCATION

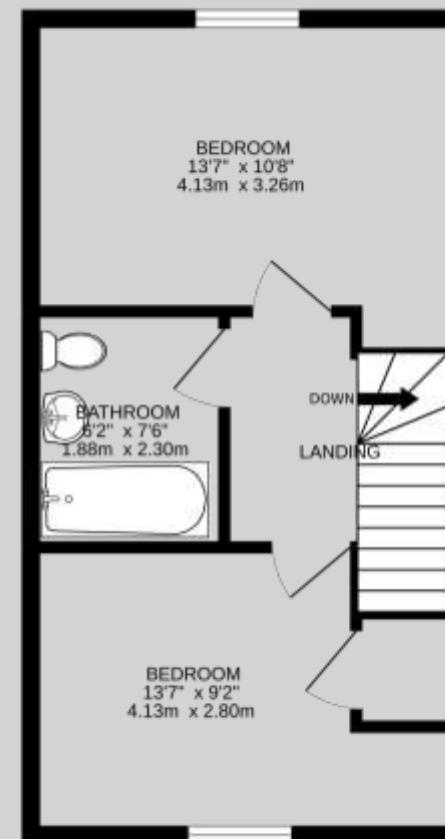
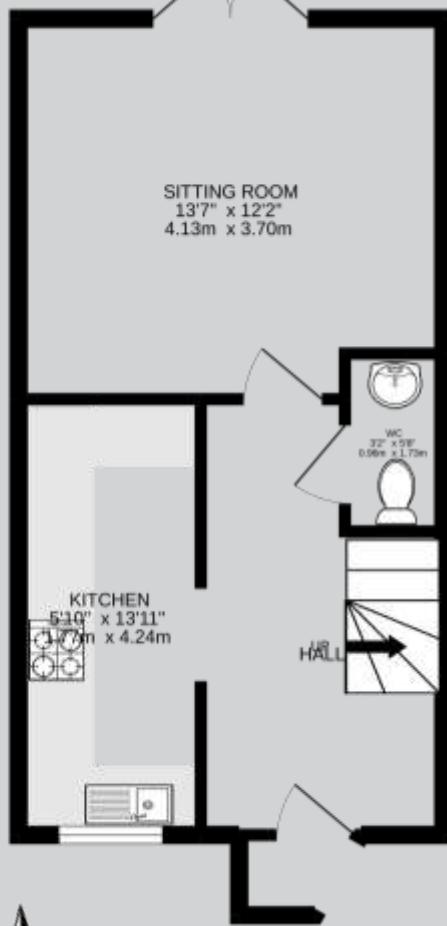
Kibworth is a hugely popular south Leicestershire village, of significant historical interest, situated between Leicester and Market Harborough. It offers a wide range of facilities catering for all day-to-day needs including shopping, a health centre, restaurants and public houses as well as convenient access to popular schooling in both the state and private sectors. Sporting amenities include an 18-hole golf course, cricket ground, tennis courts and a bowling green. Both Leicester and Market Harborough provide mainline access to London, the latter in just under an hour.

DIRECTIONAL NOTE

Proceed out of Market Harborough in a northerly direction on the A6, as signposted to Kibworth. Follow the A6 through the village of Kibworth to the roundabout and take the first exit onto Wistow Road. Turn right into Manse Drive and right into Bailey Close where the property can be found on the left hand side.







TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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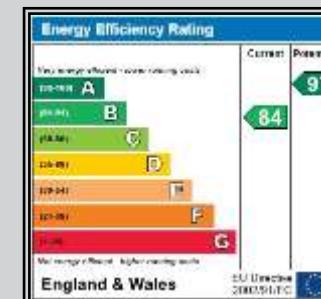


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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.