



Connells

Lapwing Lane
Kibworth Beauchamp Leicester

Lapwing Lane Kibworth Beauchamp Leicester LE8 0XR

for sale shared ownership
£62,500



Property Description

This 2 bedroom end-terraced house offered to the market on a 25% Shared Ownership Basis.

The property opens up into a large open plan living kitchen, Upstairs there are two double bedrooms and a fitted family bathroom. Outside to the front there are two parking spaces and enclosed lawned garden.

25% Share Price: £62,500 (rent £501.42pcm)
Approximate Service Charges: £53.27*

ELIGIBILITY

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

*Service charges are estimated and may subject to change. Rent and service charges will be reviewed annually by your housing provider, usually on 1st April each year.

** This home can also be purchased outright (100% of the value) which is £250,000 and a purchaser would not need to meet the eligibility criteria listed above.

Entrance Hall

2' 6" x 10' 8" (0.76m x 3.25m)

A welcoming and neatly presented entrance hall, providing access to the lounge, kitchen and ground floor WC. Finished with neutral decor, central heating radiator and a staircase leading to the first floor

Open Plan Lounge & Kitchen

Lounge

15' 7" x 10' 6" (4.75m x 3.20m)

A spacious and light-filled open plan lounge and kitchen perfect for both relaxing and entertaining. The lounge area features a large front facing window allowing in plenty of natural light, finished with neutral decor and central heating radiator

Kitchen

8' 5" x 9' 3" (2.57m x 2.82m)

A modern and well equipped kitchen fitted with a range of stylish base and wall units, complementary worktops. It includes an integrated oven, hob and cooker hood, a stainless steel sink with drainer and space for appliances such as a fridge/freezer and washing machine and a rear facing window offers views over the garden

Ground Floor Wc

4' 9" x 2' 8" (1.45m x 0.81m)

A convenient and neatly presented cloakroom located off the entrance hall, featuring a low level WC and a wash hand basin. Finished with neutral decor, this practical space is ideal for guests and everyday use

First Floor Landing

A bright and airy landing providing access to all the room and the family bathroom

Bedroom 1

7' 6" x 13' 8" (2.29m x 4.17m)

A generously sized double bedroom located at the front of the property, offering a peaceful and comfortable space, featuring a large double glazed window allowing in plenty of natural light, small storage cupboard, neutral decor and carpet flooring

Bedroom 2

11' 8" x 10' 6" plus recess (3.56m x

3.20m plus recess)

A well proportioned double bedroom overlooking the rear garden, offering a quiet and private outlook. The room features a double glazed window, carpeted flooring and neutral decor

Bathroom

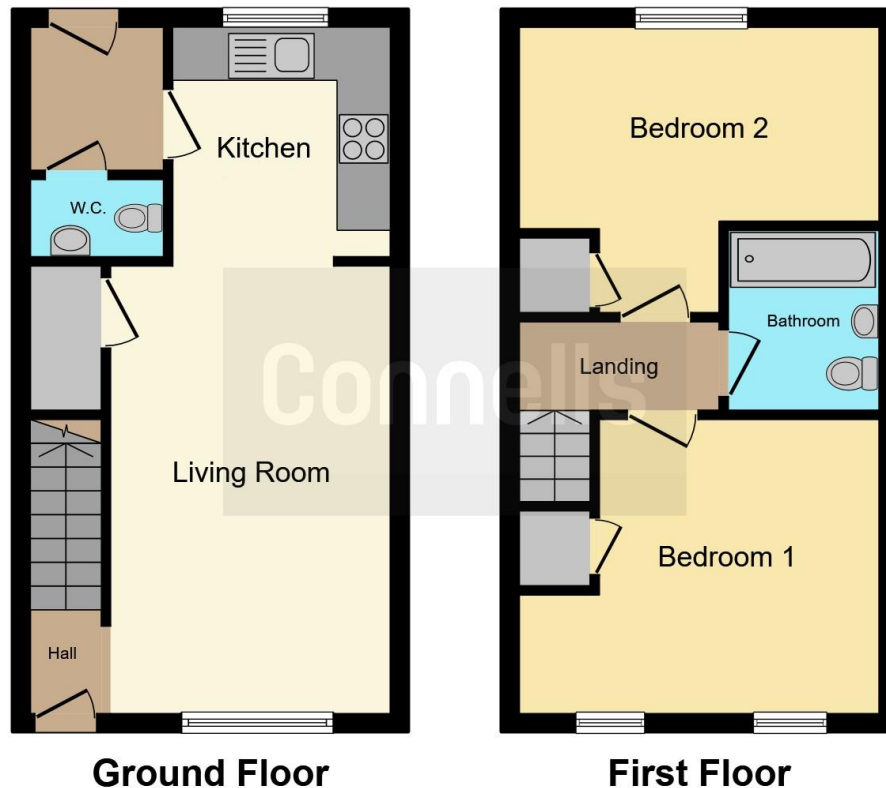
5' 5" x 6' 6" (1.65m x 1.98m)

A modern and well maintained family bathroom fitted with a white three piece suite comprising panelled bath with shower over, a pedestal wash hand basin and a low level WC, finished with part tiled walls, vinyl flooring and a frosted rear facing window

Outside

The property benefits from a tarmac driveway. The enclosed rear garden features a well maintained lawn, a paved patio ideal for outdoor seating and timber fencing for privacy





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: B

view this property online connells.co.uk/Property/MKH308058



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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