

# Kirby Green

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MELTON MOWBRAY, LEICESTERSHIRE

Two and three bedroom houses  
available through **Shared Ownership**



# Contents

Tap or click the buttons to jump to the section you are interested in...

[About Kirby Green >](#)

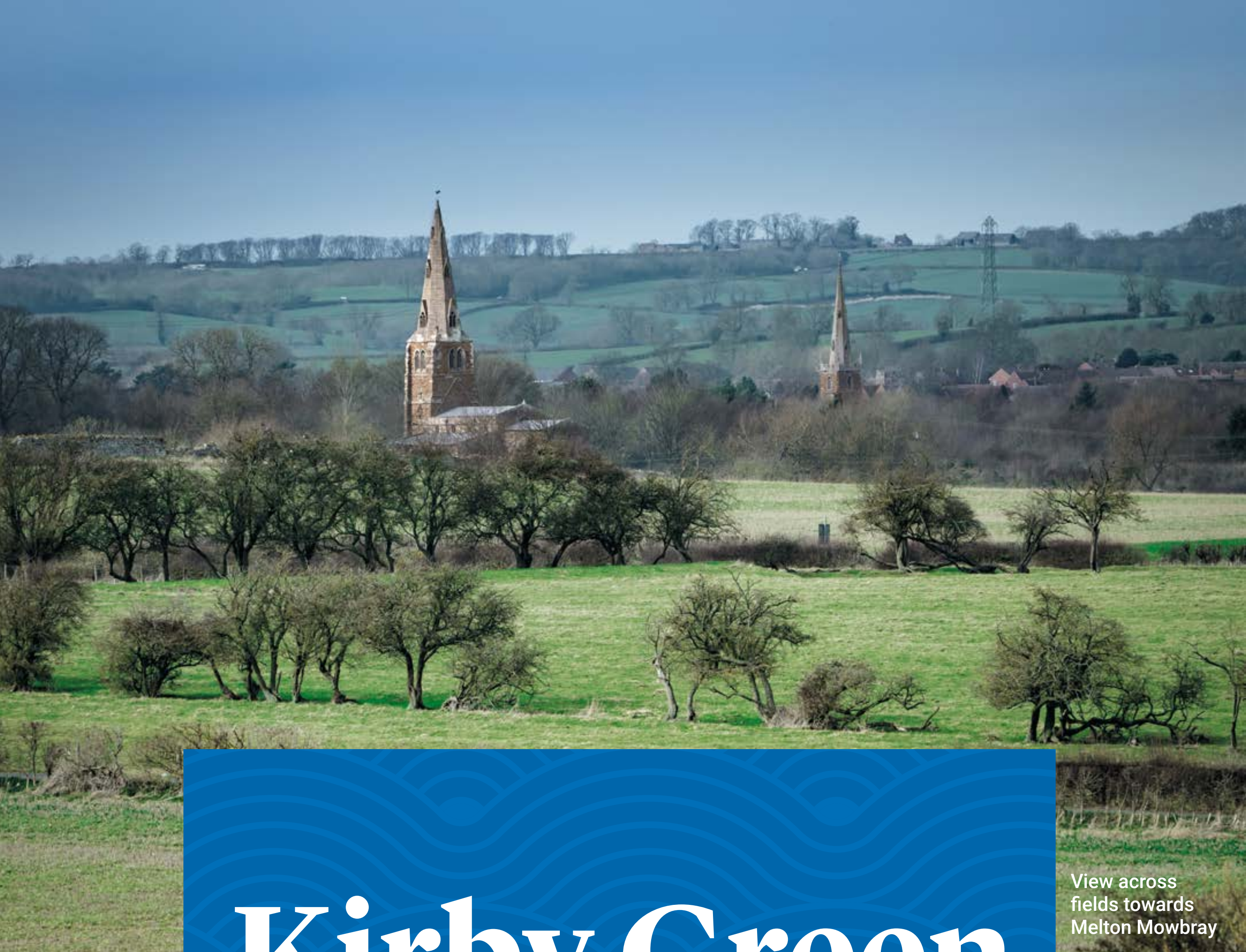
[Transport Links >](#)

[Site Plan & Floor Plans >](#)

[Specification >](#)

[Shared Ownership Explained >](#)





View across  
fields towards  
Melton Mowbray

# Kirby Green

MELTON MOWBRAY

## Set in the heart of the Leicestershire countryside

**Superb new Shared Ownership homes  
within a vibrant local community.**

Kirby Green is nestled in between the bustling historic market town of Melton Mowbray and the stunning rural scenery of Eye Kettleby.



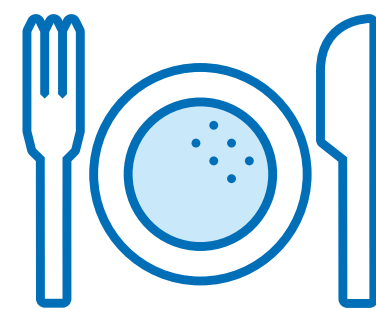


# Living at Kirby Green



## Established community

With independent and high-street stores, GP practices and leisure facilities.



## Local dining

Famous as the home of the British Pork Pie, there are excellent cafés, bars and restaurants.



## Schools

A good choice of primary, secondary and sixth form, rated Ofsted good and outstanding.



## Great location

Beautifully placed with stunning local scenery and an array of local amenities.





Bedehouses, Melton Mowbray



The River Eye

# Relax & discover the endless possibilities



New Park, Melton Mowbray



Melton Mowbray



Melton Mowbray Pork Pie



Whissendine Windmill



## Kirby Green

# Convenient for town and country

Kirby Green is on the edge of open green spaces and Melton Mowbray, a lively historic market town, is nearby.

## Get Directions

[Google Maps](#)

[/// crafts.spends.hobbies](http://crafts.spends.hobbies)





# Convenient for town and country

Kirby Green is on the edge of open green spaces and Melton Mowbray, a lively historic market town, is nearby.

## Get Directions

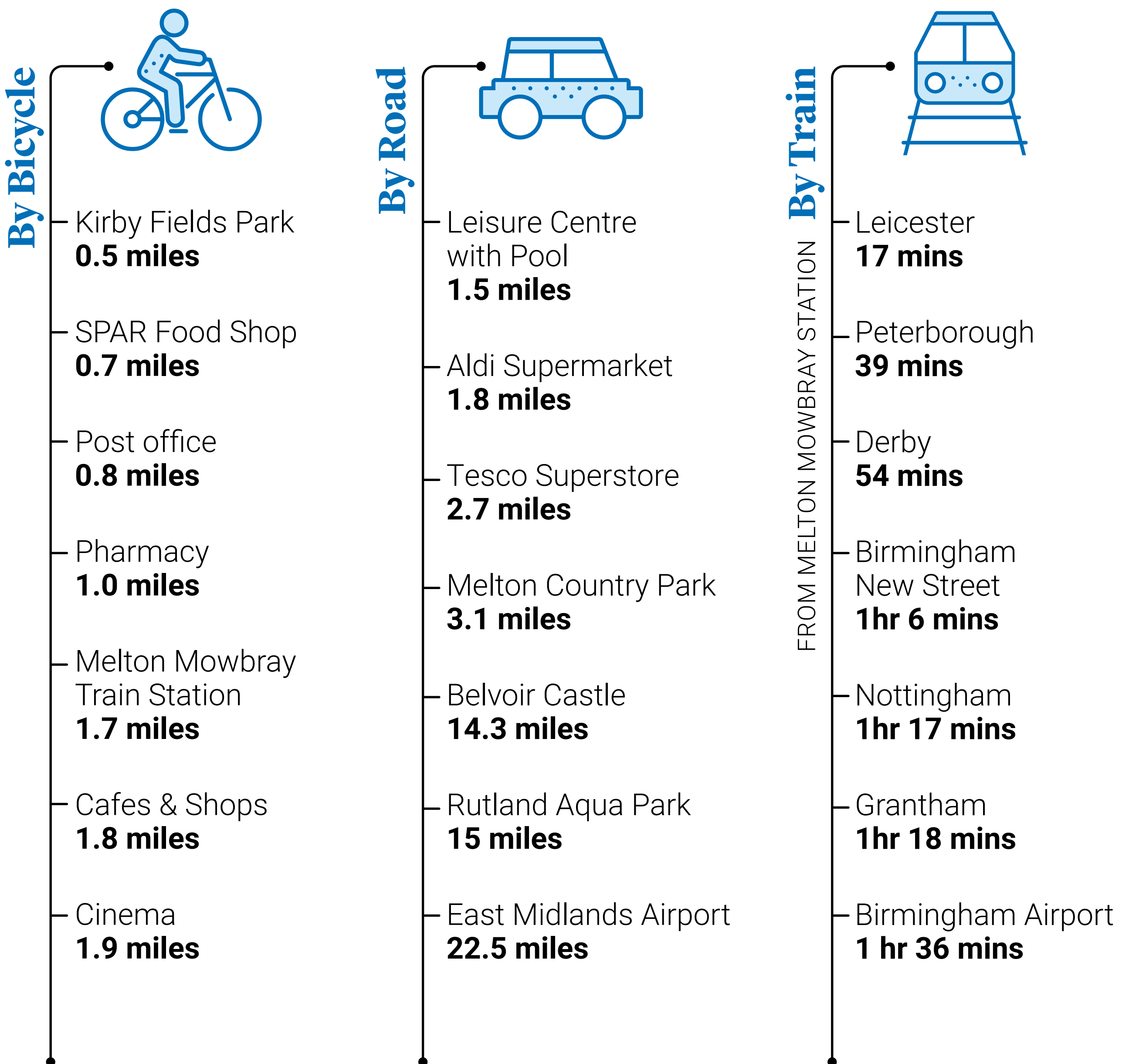
[Google Maps](#)

[/// crafts.spends.hobbies](https://crafts.spends.hobbies)



# Well connected

With a 20-minute direct train to Leicester for commuting and leisure, as well as excellent road links to the A46 and A607, whether by bike, car or public transport, you are easily connected.



Times supplied by Google Maps and Trainline and are approximate only.







**Key**

- Two Bedroom Houses
- Three Bedroom Houses
- Future Shared Ownership Homes
- LGAH Rented Homes
- Barratt Homes

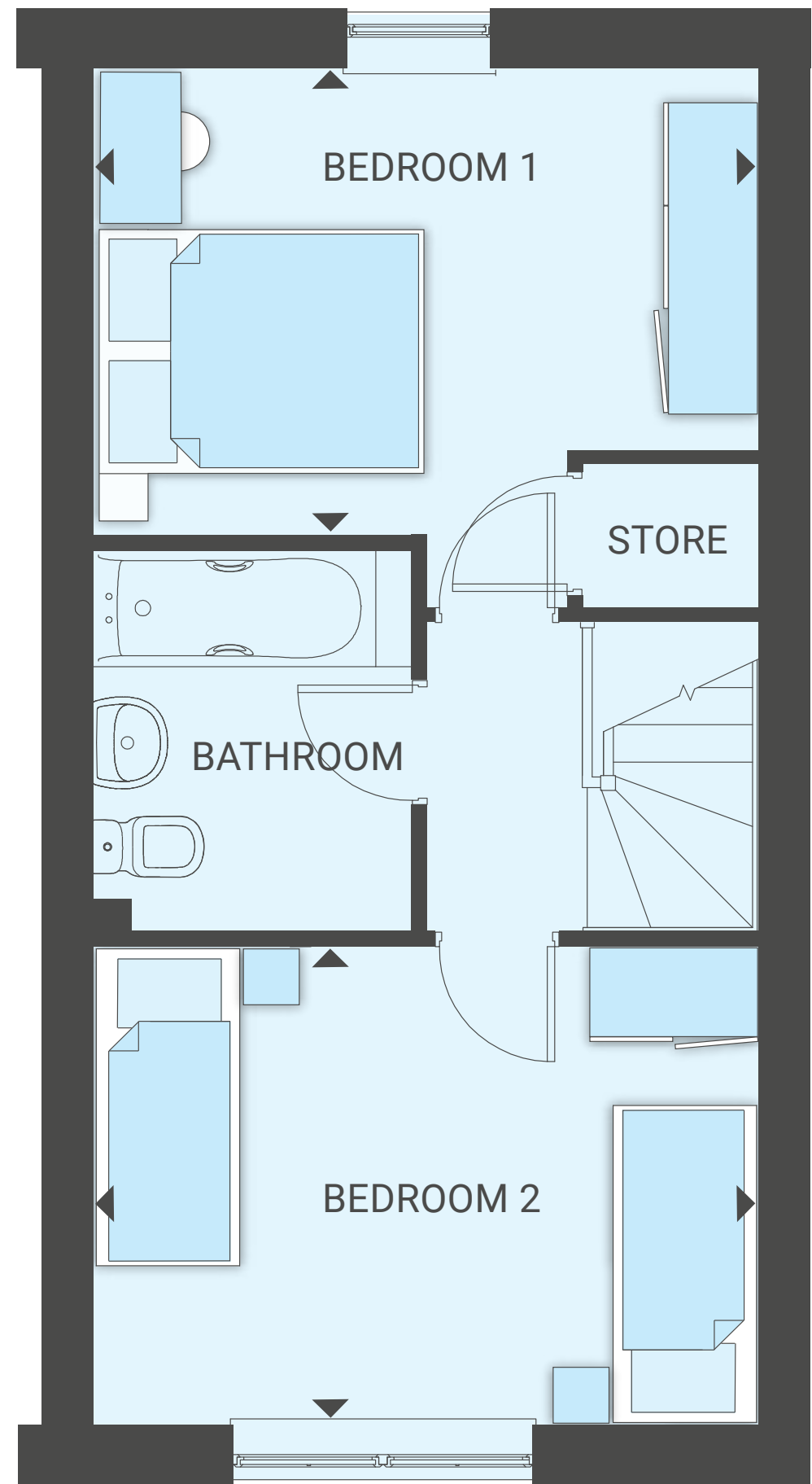
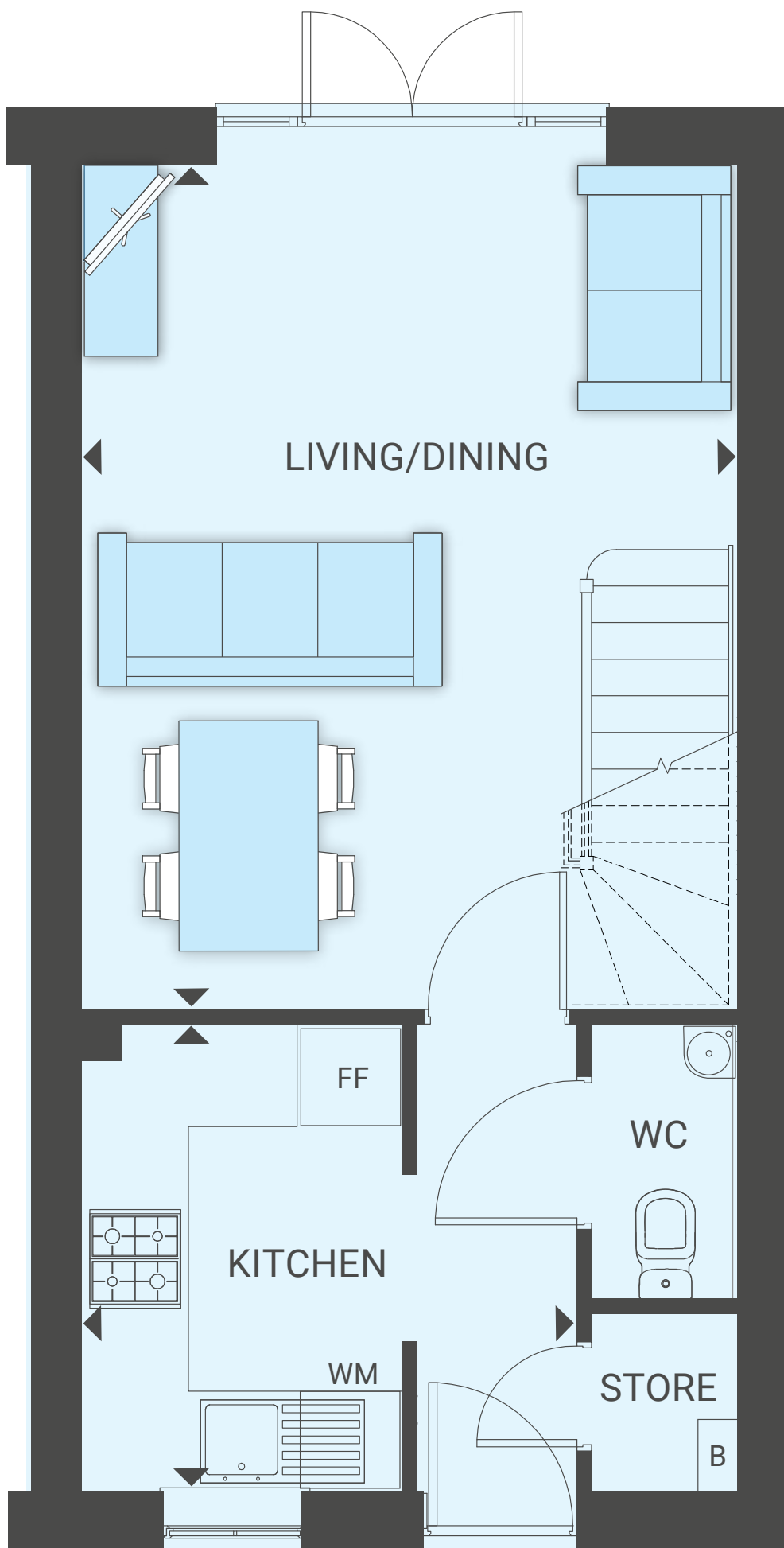
Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.



# Two Bedroom House

PLOTS 140\* & 141

*\*plot is handed to plan drawn*



## Dimensions

**Total Area: 65.13 sq m | 701 sq ft**

All measurements are length x width

### LIVING/DINING

5.19m x 3.99m      17'0" x 13'1"

### KITCHEN

2.89m x 1.96m      9'5" x 6'5"

### BEDROOM 1

2.82m x 3.99m      9'3" x 13'1"

### BEDROOM 2

2.89m x 3.99m      9'5" x 13'1"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine

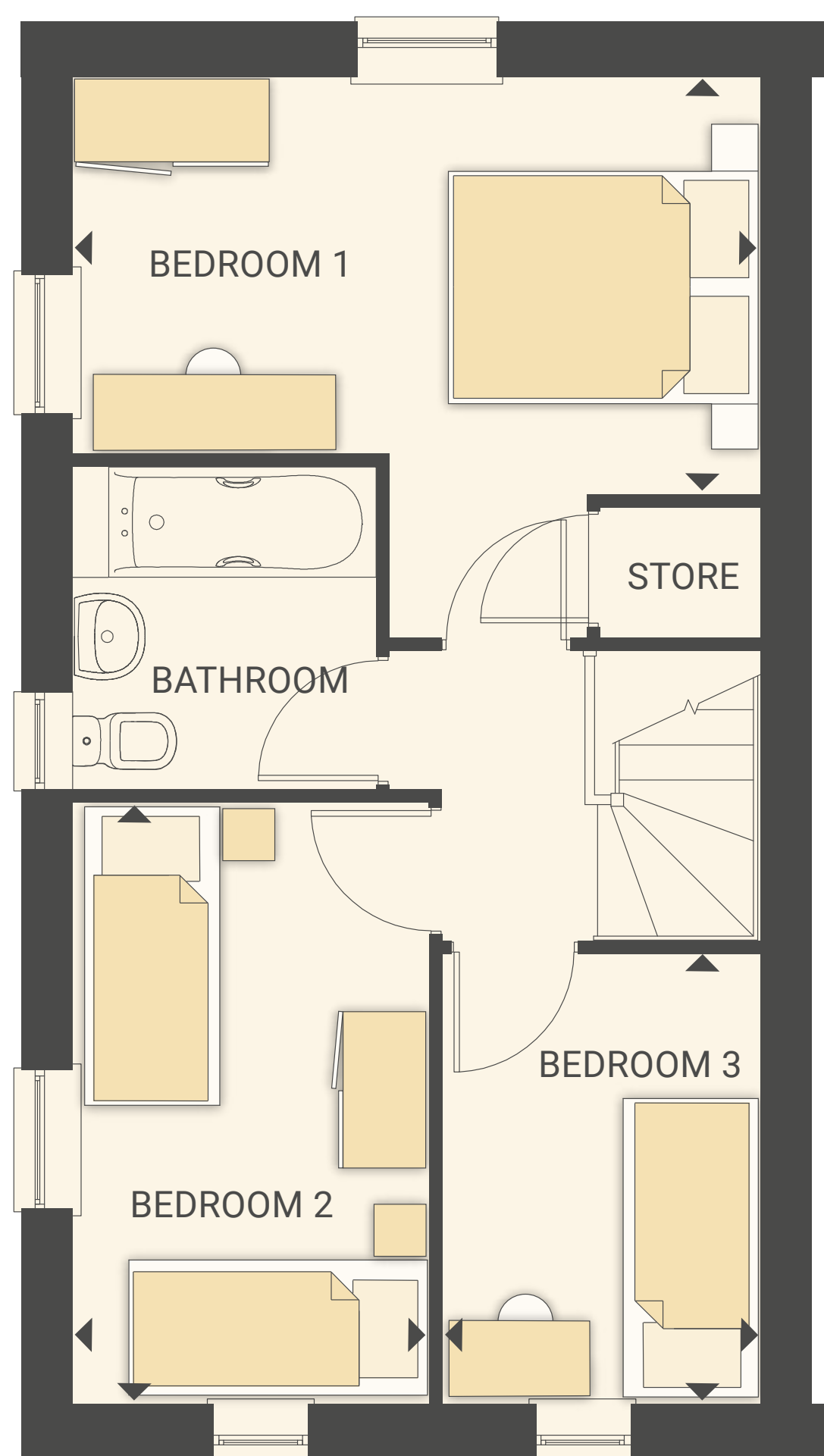
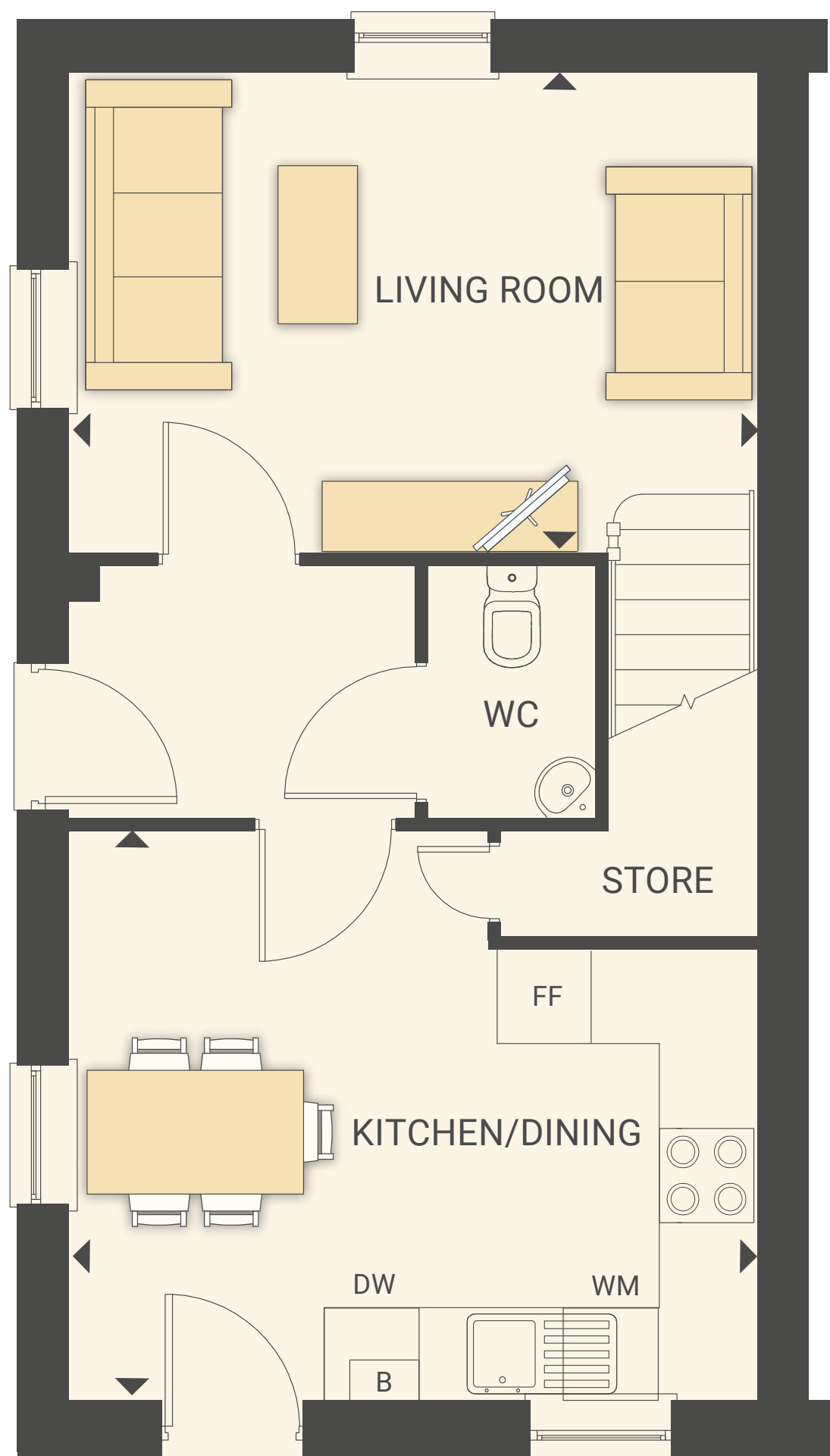
The floorplans shown are for approximate measurements only.

**Read more >**



# Three Bedroom House

PLOT 139



## Dimensions

Total Area: 74.79 sq m | 805 sq ft

All measurements are length x width

### LIVING ROOM

3.09m x 4.44m      10'1" x 14'6"

### KITCHEN/DINING

2.91m x 4.44m      9'6" x 14'6"

### BEDROOM 1

2.69m x 4.44m      8'9" x 14'6"

### BEDROOM 2

3.87m x 2.29m      12'8" x 7'6"

### BEDROOM 3

2.91m x 2.03m      9'6" x 6'7"



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine  
DW Space for dishwasher

The floorplans shown are for approximate measurements only.

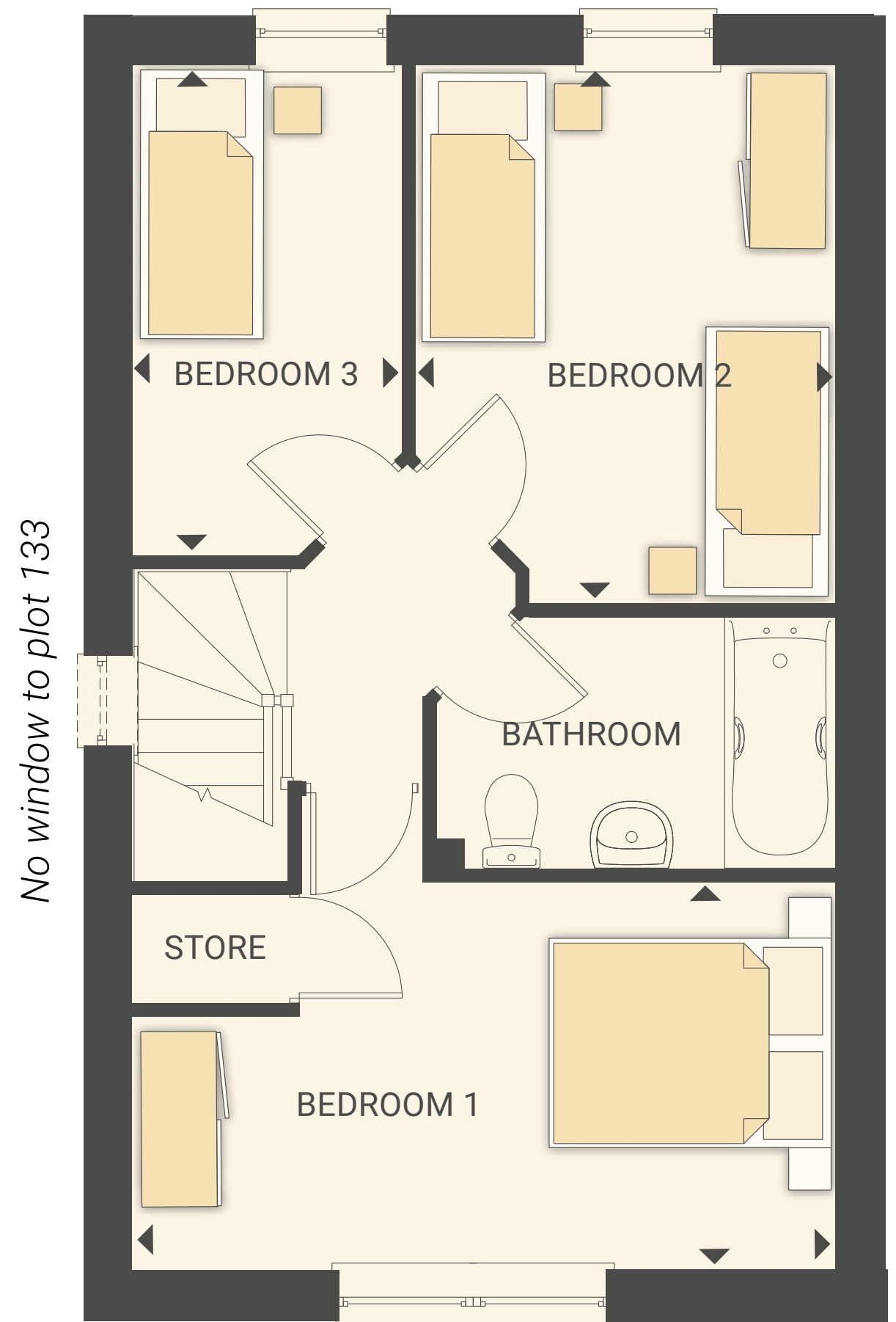
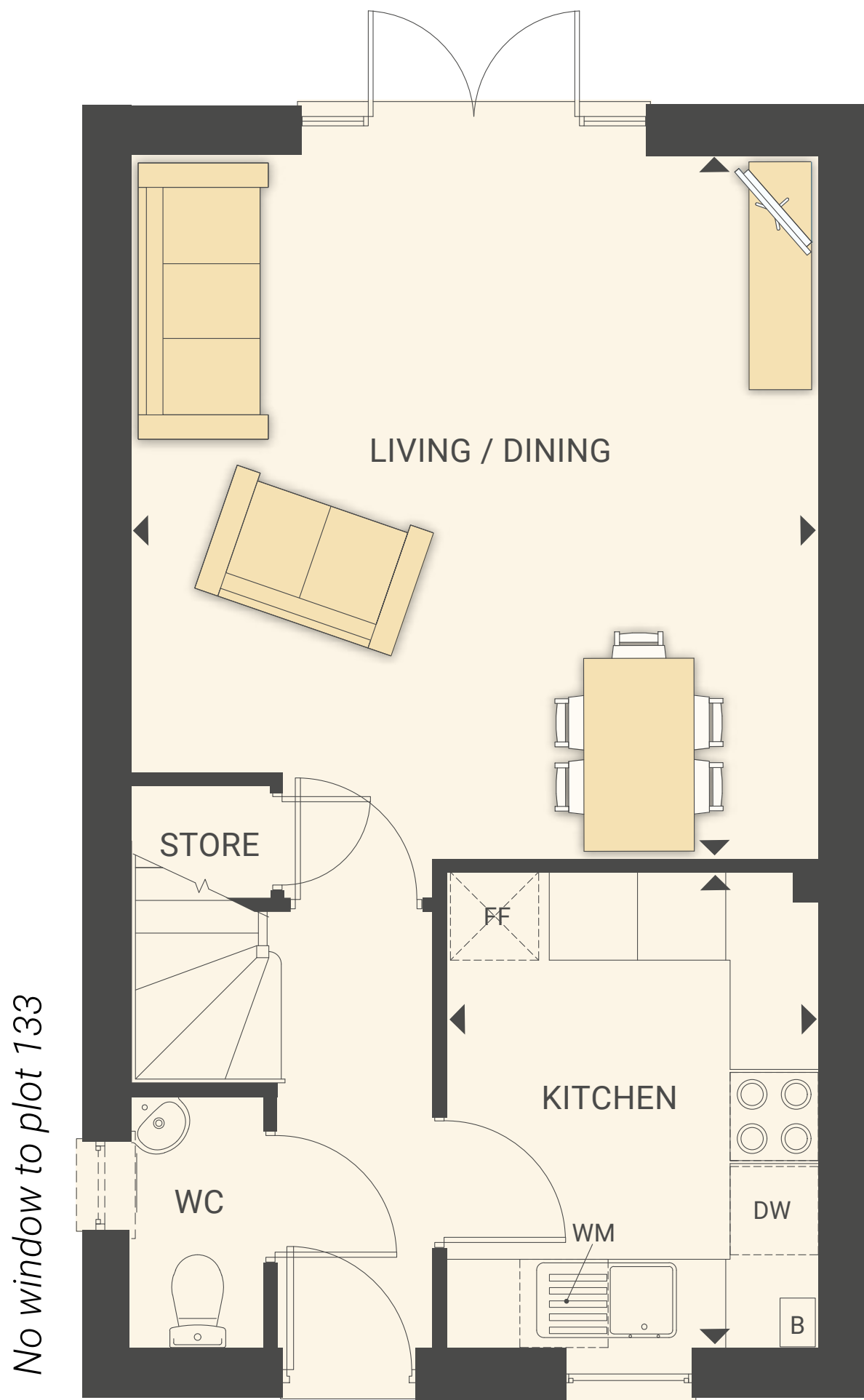
[Read more >](#)



# Three Bedroom House

PLOTS 132\*, 133, 134 & 146

*\*plot is handed to plan drawn*



## Dimensions

**Total Area: 76.92 sq m | 827 sq ft**

All measurements are length x width

### LIVING/DINING ROOM

4.83m x 4.72m    15'8" x 15'4"

### KITCHEN

3.27m x 2.57m    10'7" x 8'4"

### BEDROOM 1

2.65m x 4.72m    8'6" x 15'4"

### BEDROOM 2

3.65m x 2.83m    11'9" x 9'2"

### BEDROOM 3

3.33m x 1.82m    10'9" x 5'9"

Plots 132, 134 & 146



Plot 133



**Key** FF Space for fridge/freezer    B Boiler    WM Space for washing machine  
DW Space for dishwasher

The floorplans shown are for approximate measurements only.

**Read more >**





# Specification

## Kitchen

- Contemporary gloss silver kitchen with soft close, brushed nickel handles and cutlery tray
- Dark Ash worktop and upstand
- Stainless steel splashback
- Stainless steel sink with Carron Zeno tap pack
- Zanussi electric single oven, ceramic hob and integrated chimney hood
- Space for fridge/freezer
- Space and plumbing for washing machine
- Removable base unit for future installation of dishwasher

## Cloakroom

- Contemporary white Ideal Standard close coupled WC with soft close seat and pedestal basin
- Ideal Standard chrome mixer tap with click clack plug
- Large format wall tiling to splashback of basin area
- Chrome towel rail

## Bathroom

- Contemporary white Ideal Standard bathroom suite comprising bath, pedestal basin, WC with soft close seat
- Ideal Standard chrome mixer tap with click clack plug
- Glass shower screen to bath
- Mira thermostatic bath/shower mixer over bath
- Mira electric shower to ensuite shower
- Large format Johnsons wall tiling to bath and shower enclosure with tiling to basin area
- Chrome heated towel rail to bathroom
- Mirror to bathroom

## Flooring

- Abingdon Stainfree Twist in Mother of Pearl to hall, stairs, landing, living/dining room, study and bedrooms
- Wood effect vinyl flooring to bathroom and cloakroom



# Specification

## General

- Walls and ceilings painted white
- Architraves and skirtings painted in white satinwood
- White painted four panel internal doors with chrome ironmongery
- NHBC 12-year build warranty
- Doorbell
- White UPVc double glazed windows

## External

- Two parking bays per home
- Patio area
- Garden storage
- Turf to rear garden
- 1.8m wooden fencing
- Garden tap

## Heating & Electrical

- Heating via gas boiler with white contemporary radiators
- LED track light to kitchen
- Light fitting to bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- Shaver socket to bathroom
- Telephone point to living room
- TV point to living room
- Broadband connection
- Smoke, heat and carbon monoxide detectors
- Extractor fan to bathroom, ensuite and cloakroom
- Light to front and rear elevation





# Shared Ownership explained

## Your essential guide to all things Shared Ownership with Legal & General

### **How does Shared Ownership work?**

At Kirby Green, you can buy an initial share between 40% and 75% of the home's full value and pay a subsidised rent on the remainder. You can purchase further shares (up to 100%) as your circumstances change. Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

### **Am I eligible for Shared Ownership?**

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum

earnings bracket. Some developments have eligibility or prioritisation requirements around where you live and/or work. Please speak to our Sales Consultant for further information.

### **What other charges will be payable?**

Your home will be subject to a management fee - this is a fee payable monthly to cover the administrative costs of Legal & General Affordable Homes and our Management Provider. You will also be charged for the Buildings Insurance required to cover your home. Finally, all homes pay an Estate Charge which contributes to the maintenance of the wider estate, play areas or unadopted roads etc.



# Shared Ownership explained

## Can I buy additional shares in the property?

Yes, you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

## Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

## What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply

to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

## Will I need a deposit?

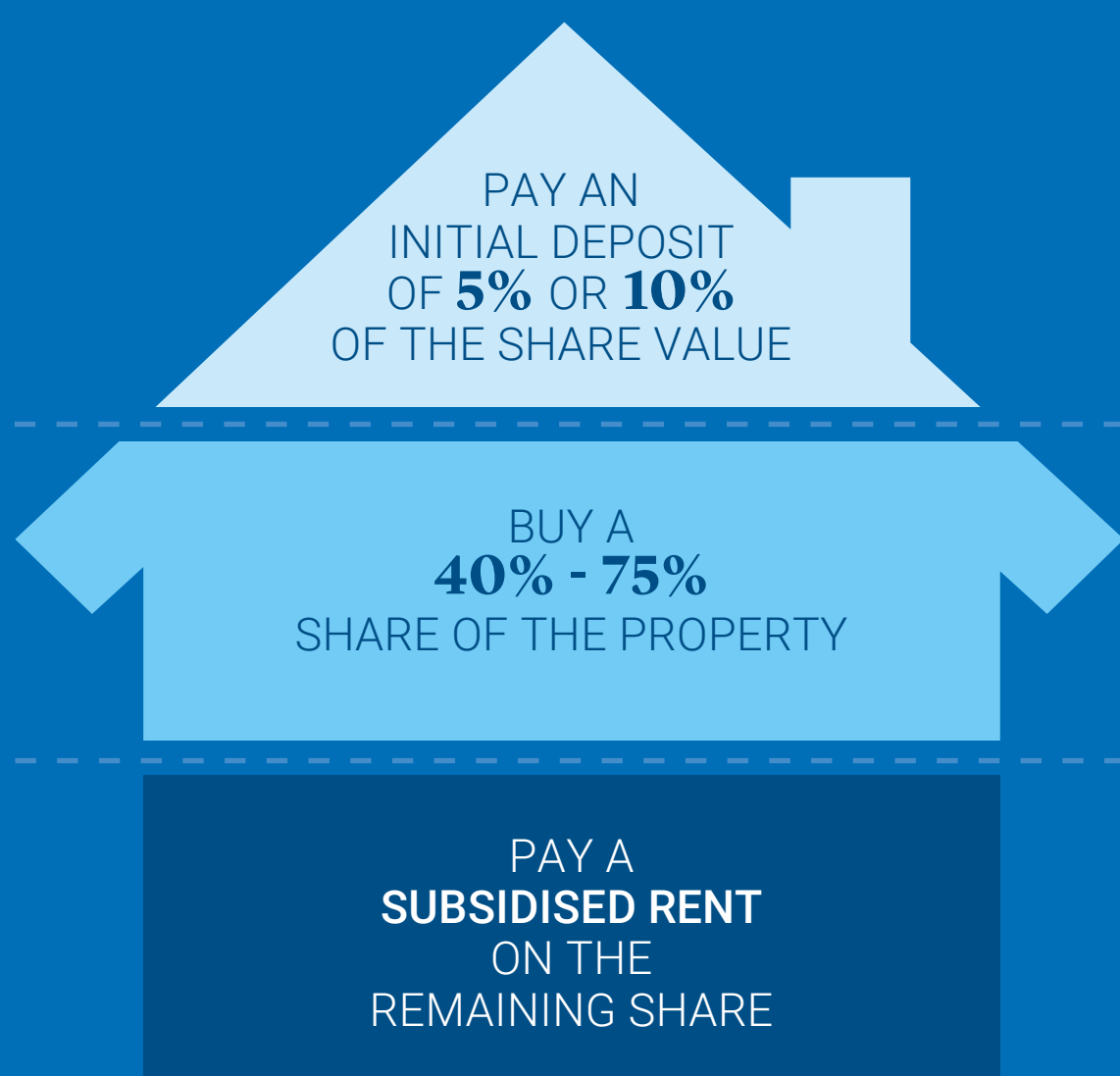
Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits are typically 5% or 10% of the share value.

## We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit

[www.landgah.com](http://www.landgah.com)

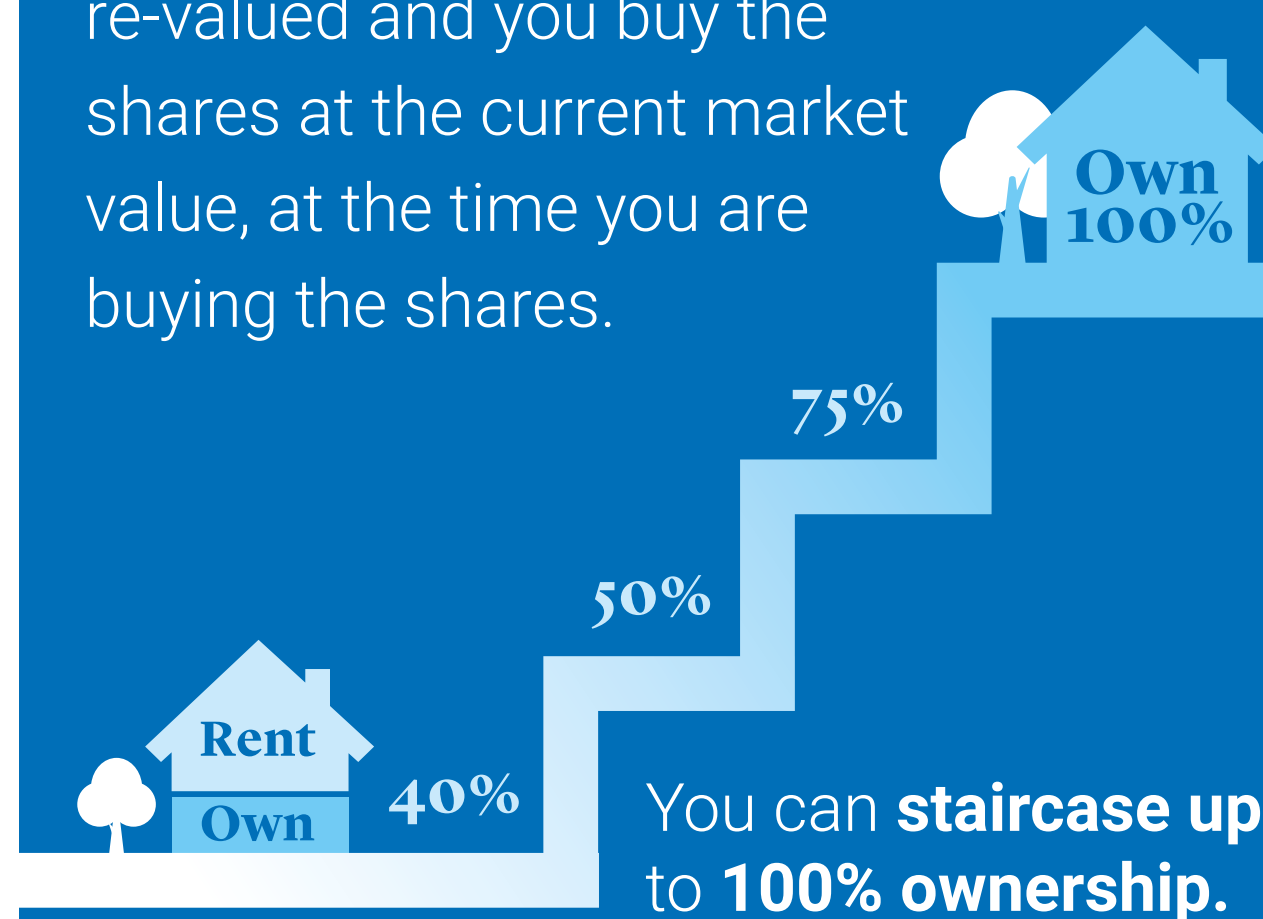
## Breakdown example of buying a new home at Kirby Green



## Buying more shares

### Staircase your way to owning **100%**

When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.



[READ MORE](#)

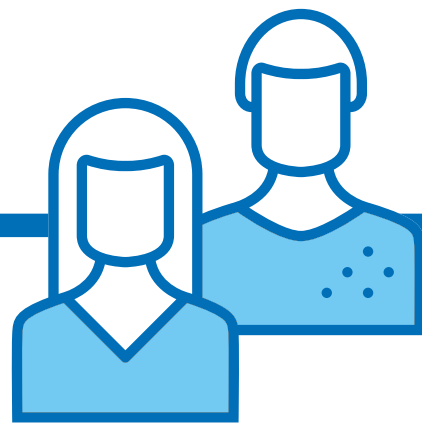


# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.

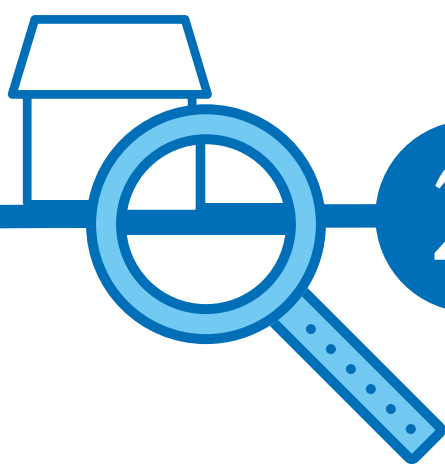


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



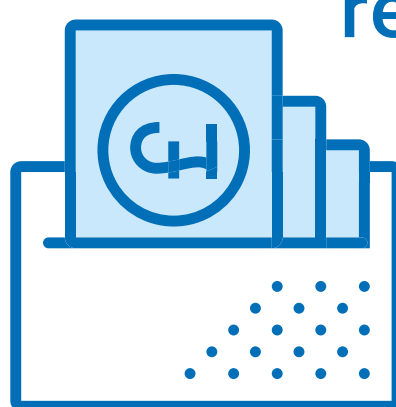
Speak to our recommended **qualified independent financial advisor** to see how much of the home you can buy

4

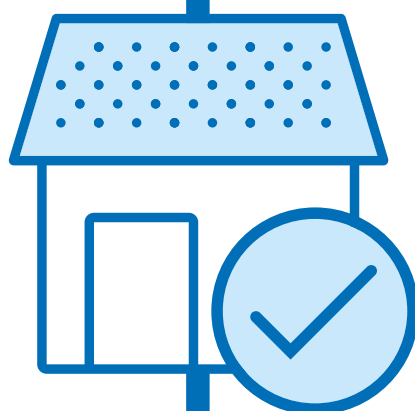


Complete your application and reservation paperwork

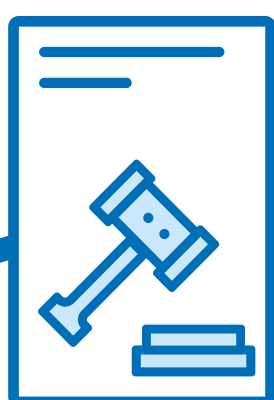
5



Pay your reservation fee

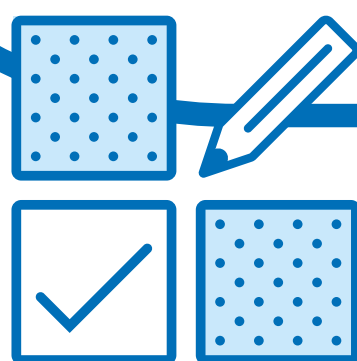


**6** Reserve your home



**7** Instruct a solicitor and begin your legal paperwork

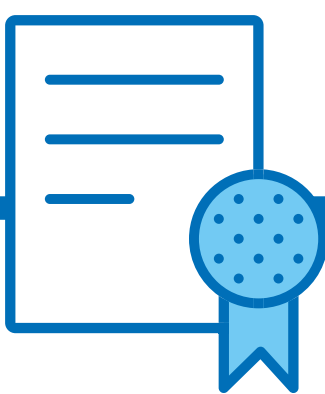
**8** Complete your mortgage application



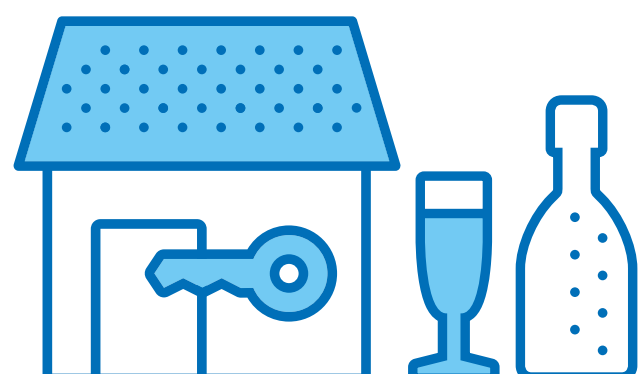
**9** Once your valuation is done, receive your mortgage offer



**10** Sign the Contract lease and pay your deposit



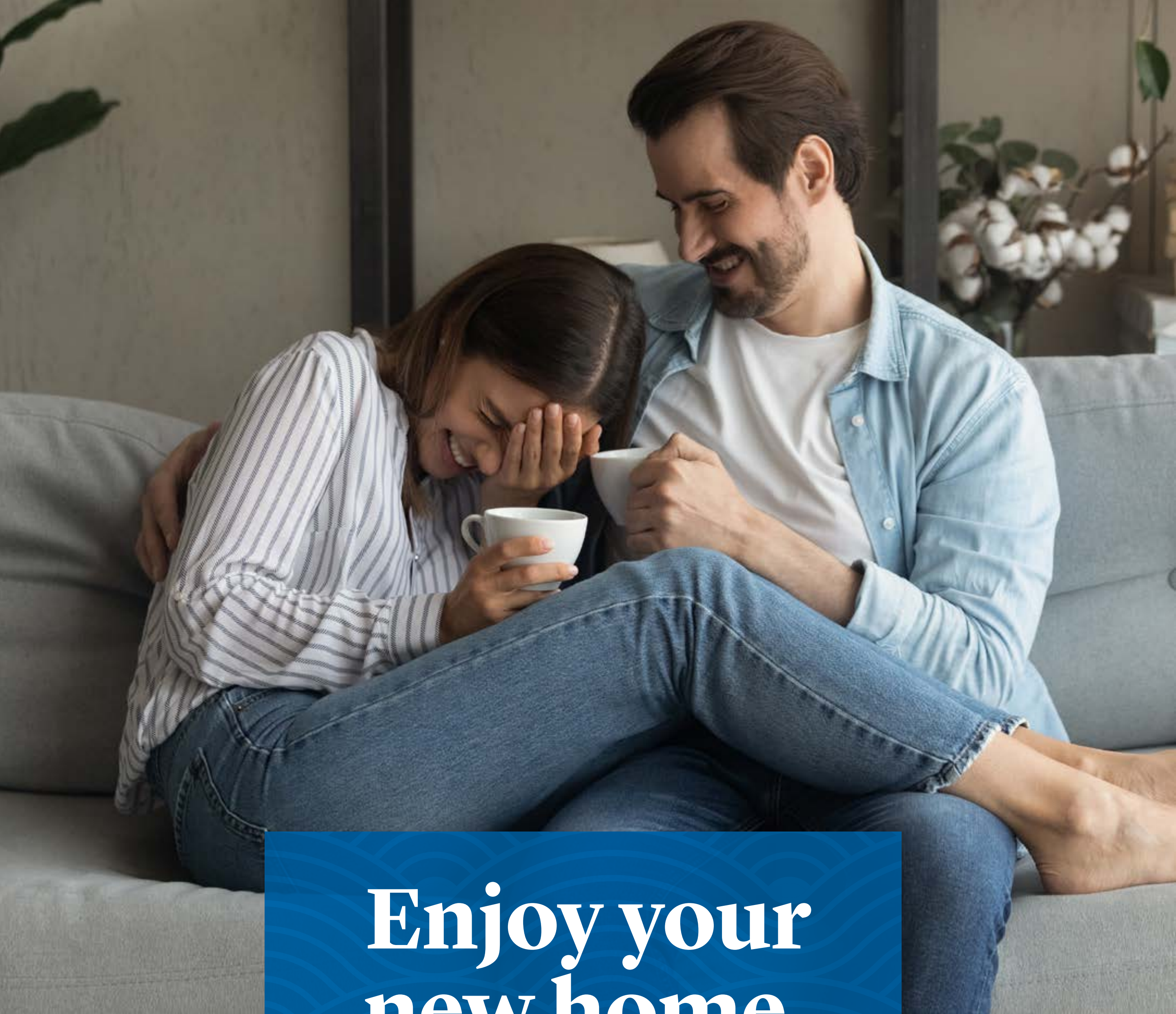
**11** Exchange Contracts



**12**

**Congratulations** Complete and receive your keys and celebrate!





# Enjoy your new home, your way

**People come first. It's been the  
Legal & General way for almost 200 years.**

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. That's why our aim is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young

couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust. is one we will never move from. That's why our key principles underpin everything we do...



# Our key principles



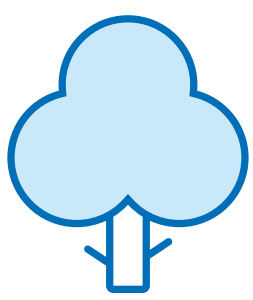
## Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



## Customer Service

We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



## Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.





# Kirby Green

KIRBY LANE, MELTON MOWBRAY,  
LEICESTERSHIRE LE14 2TS

/// [crafts.spends.hobbies](https://crafts.spends.hobbies)

**01644 370 047**

[landgah.com/kirby-green](https://landgah.com/kirby-green)

**GET MOVING TODAY**

**Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.**

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-LP-030523