



FLINT DRIVE, ASFORDBY

Asking Price Of £110,000

Two Bedrooms

Freehold



50% SHARE OWNERSHIP

MODERN BUNGALOW

VILLAGE LOCATION

SEMI-DETACHED BUNGALOW

TWO BEDROOMS

ALLOCATED OFF-ROAD PARKING

AMENITIES CLOSE BY

SECURE REAR GARDEN

COUNCIL TAX BAND B

01664 566258

info@middletons.uk.com





*****50% SHARED OWNERSHIP****

This property is a brilliant opportunity to purchase a 50% share ownership of this modern two bedroom semi-detached bungalow. The property is located on a quiet cul-de-sac in the popular village of Asfordby which benefits from ample amenities including a Doctors Surgery, restaurants, hairdressers and a local primary school. It has great commuter links for travelling to Melton Mowbray, Leicester, Grantham and Loughborough

The accommodation on offer comprises; entrance porch, lounge diner, kitchen, inner hallway, master bedroom, bedroom two and a shower room. Outside the property benefits from allocated off road parking and a good sized rear garden.

ENTRANCE PORCH Part glazed door into the porch having a storage cupboard, radiator, vinyl flooring and door to the lounge.

LOUNGE/DINER 17' 7" x 11' 2" (5.38m x 3.41m reducing to 2.88m) Having a window to the front aspect, two radiators, nest thermostat, carpet flooring and doors off to the kitchen and inner hallway.

KITCHEN 9' 3" x 8' 7" (2.83m x 2.63m) Fitted with a range of modern wall, base and drawer units, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit, space and plumbing for a washing machine, space for a tumble dryer, integrated AEG electric oven and electric hob. Window to the side aspect, kick board heaters, tiled splash backs and vinyl flooring.

HALLWAY Having an external door to the garden, and doors to the bedrooms and shower room.

MASTER BEDROOM 11' 1" x 8' 8" (3.38m x 2.65m) Having a window to the rear aspect, radiator, fitted wardrobe and carpet flooring.

BEDROOM TWO 6' 11" x 10' 0" (2.13m x 3.06m) Having a window to the rear aspect, radiator and carpet flooring.

SHOWER ROOM 6' 1" x 6' 8" (1.86m x 2.05m) Comprising of a walk-in shower cubicle, low flush WC, pedestal wash hand basin, radiator, obscure glazed window and carpet flooring.

REAR GARDEN Having a formal lawn with paving around the border, wood panel fencing with gated access to the car parking area to the rear.

LEASE INFORMATION Price shown is for a 50% share. There is a monthly charge of £230.19 made up of rent £215.70 and a service charge of £14.49. These charges are normally reviewed annually. There may be an option of buying the freehold of this property outright. If this interests you please ask for details. The lease is dated 21st September 2012 and the term is 125 years.

DO YOU QUALIFY TO BUY THIS PROPERTY? There is no local connection required for this shared ownership property, so as long as you qualify for the shared ownership scheme you can go ahead. For more information on who can buy a shared ownership property please see gov.uk/shared-ownership-scheme/who-can-apply. Copy this link into a search engine to view the documents.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

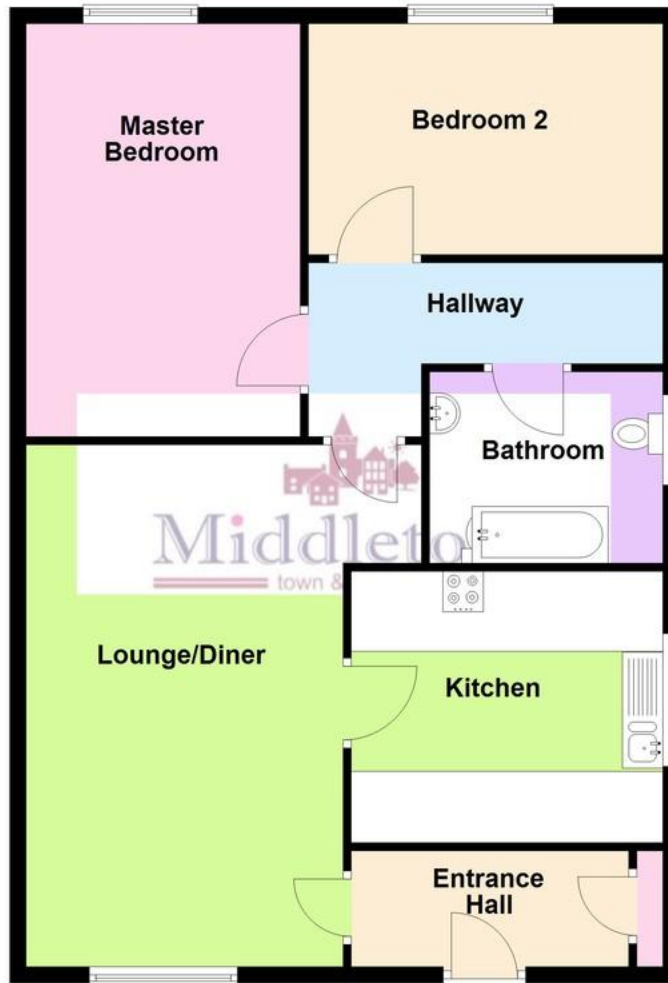
WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

01664 566258

www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.