



Modern three-bedroom semi-detached home in a sought-after location – 85% affordable housing discount.

NO UPWARD CHAIN



Fixed Price £212,500

John German

The property boasts a spacious full-width kitchen diner, a light and airy lounge, and three well-proportioned bedrooms on the first floor. A family bathroom completes the accommodation. Externally, you'll find ample off-road parking at the side with an EV charger, while the landscaped rear garden provides a peaceful outdoor retreat.

With its prime location, excellent transport links, and modern amenities, this home offers the ideal blend of comfort and convenience. Don't miss the chance to own this stunning home at an exceptional 85% affordable housing discount!

**Ground floor** - Step inside the entrance hall with stairs leading off. To your right is the lounge with a front facing window. Across the rear and running full width of the property is the open plan kitchen diner which has plenty of space for a family dining table. There is tiled flooring throughout and a range of base and wall mounted cabinets wrapping around three sides of the room with complementary countertops, an inset gas hob above with extractor hood above and oven beneath. There is a wall mounted central heating boiler, space for a dishwasher and washing machine. French double doors take you out to the rear garden.

On the first floor are three bedrooms alongside a family bathroom finished in white comprising a panel bath with shower above and glazed screen, pedestal wash hand basin and WC plus complementary tiling to the walls.

**Outside** - The property sits at the head of a cul de sac with tandem driveway providing off road parking which has the benefit of an EV charger point. Gated side access leads to the rear garden which are a generous size having a full width patio area and lawn.

**Notes:** There are restrictions and covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request. The property benefits from a Section 106 affordable house clause which was put in place when constructed which states that the house will always be sold at 85% of the market value.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area<sup>(1)</sup>

640.78 ft<sup>2</sup>

59.53 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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#### Agents' Notes

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#### Referral Fees

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