

FOR
SALE



Leaders Way, Lutterworth, Leicestershire LE17 4YW

£57,500 - Leasehold

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PROPERTY DESCRIPTION

Affordable Housing! - Don't miss out with this 25% shared ownership property that is a great step on the ladder! The property benefits from entrance hall, down stairs wc, lounge/diner, re-fitted kitchen, first floor landing two great sized bedrooms and bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with private garden to the rear and off road parking to the front. Early viewing is highly advised.

POINTS OF INTEREST

- *Town House*
- *25% Share*
- *Mid Town House*
- *Two Bedrooms*
- *Lounge/Diner*
- *Fitted Kitchen*
- *Allocated Parking*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing and radiator.

Down Stairs WC

UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

Lounge/Diner

12' 4" x 13' 11" (3.76m x 4.24m) UPVC double glazed french doors to the rear aspect, under stairs cupboard and two radiators.

Re-Fitted Kitchen

10' 9" x 5' 2" (3.28m x 1.57m) UPVC double glazed window to the front aspect, being recently re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine and dish washer.

First Floor

First Floor Landing

Loft acces.

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m) Two UPVC double glazed window to the front aspect, over stairs airing cupboard and heated towel rail.

Bathroom

Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

Front Garden

To the front of the property there is allocated off road parking.

Rear Garden

To the rear of the property there are laid to lawn gardens with patio area being situated in private position.

Additional Information

Council tax band B (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

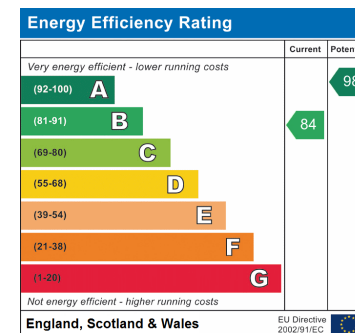
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease: 125 years from 25th June 2015

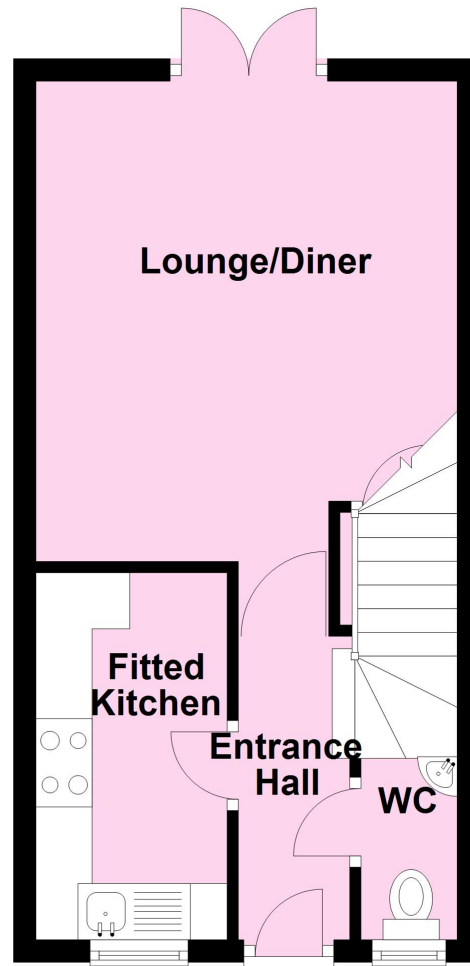
Rent: £395.11 PCM

Service Charge/Building Insurance: £13.27 PCM



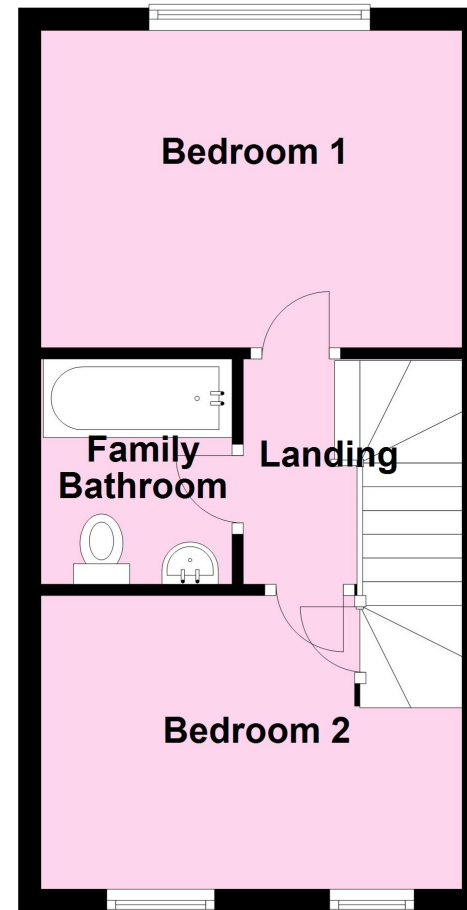
Ground Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



First Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

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