

FOR  
SALE



Dunmore Road, Market Harborough, Leicestershire LE16 8AZ



£100,000 - Leasehold

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## PROPERTY DESCRIPTION

Great First Time Buy! - With this 40% shared ownership property which is situated in a quiet location with field views. The property has spacious accommodation comprising, entrance hall, downstairs wc, lounge/diner, fitted kitchen, first floor landing, two great sized bedrooms and bathroom. The property benefits from UPVC double glazed windows, gas fired central heating with attractive gardens to the rear with adjacent field views and off road parking for two vehicles to the front. Internal viewing comes highly recommended.

## POINTS OF INTEREST

- *End Town House*
- *Two Bedrooms*
- *40% Shared Ownership*
- *Downstairs WC*
- *Bathroom*
- *ORP*
- *Field Views*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect and radiator.

#### Downstairs WC

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

#### Lounge/Diner

13' 5" x 12' 3" (4.09m x 3.73m) UPVC double glazed french doors to the rear aspect, UPVC double glazed window to the rear aspect, laminate flooring, understairs cupboard, stairs to first floor landing and radiator.

#### Fitted Kitchen

11' 3" x 6' 1" (3.43m x 1.85m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine and vertical radiator.

### First Floor

#### First Floor Landing

Loft access

#### Bedroom One

13' 5" x 9' 0" (4.09m x 2.74m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

#### Bedroom Two

13' 5" x 7' 4" (4.09m x 2.24m) UPVC double glazed window to the rear aspect and radiator.

#### Bathroom

6' 10" x 6' 3" (2.08m x 1.91m) Being fitted with three piece suite comprising, low level wc, hand wash basin bath with shower over and heated towel rail.

#### Front

To the front of the property there are allocated off road parking for two vehicles.

#### Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio area, side access and field views adjacent.

#### Additional Notes:

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

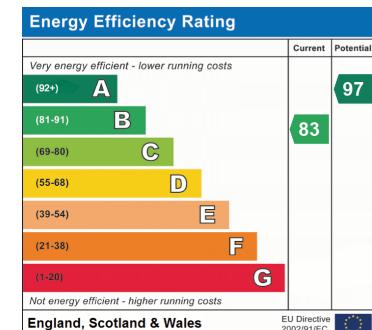
Lease: 17th December 2021

Management Charge: £27.85 PCM

Building Insurance: £8.33 PCM

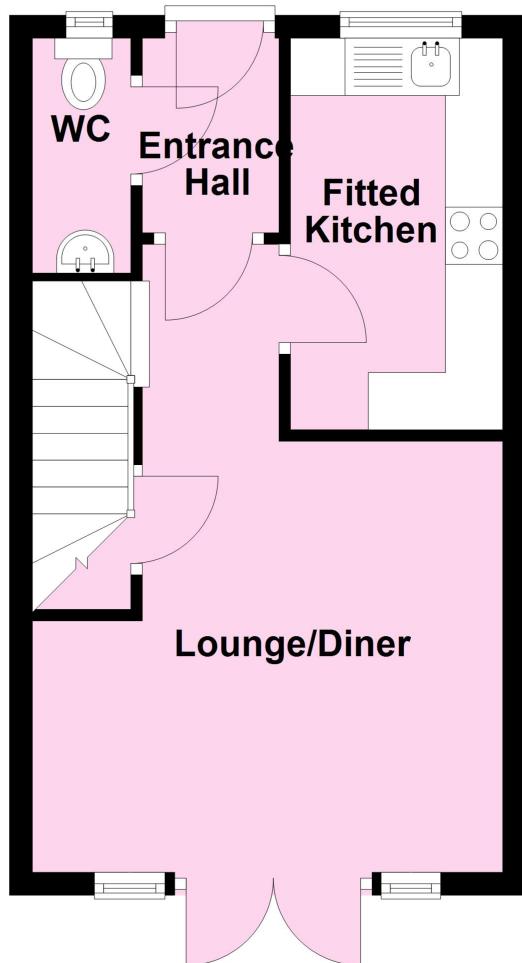
Service Charge: £4.18 PCM

Rent: £385.22 PCM



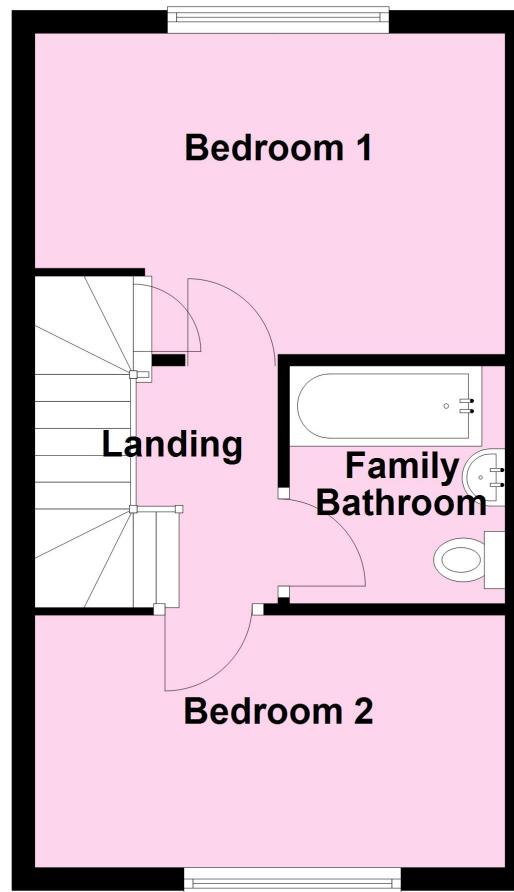
## Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



## First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



**Total area: approx. 59.8 sq. metres (644.2 sq. feet)**

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