



Bailey Close | | Kibworth Harcourt | LE8 0XG

Price £150,000

FAULKNER MADDEN

FM Residential | SO Moves



## Key features

- New to Market
- 3 Bedroom Semi Detached Family Home
- Lovingly Kept and Well presented
- Rear Access to Garden
- 50% Shared Ownership
- Monthly Rent £451.71
- Monthly Service Charge £26
- Monthly Building Insurance £13.64
- Monthly Lease Management Fee £26.23
- Total Monthly Cost Before Mortgage £517.58

Three-Bedroom Semi-Detached Home – Shared Ownership from £150,000 or 100% Value Purchase Price £300,000

This beautifully presented three-bedroom semi-detached home is situated on the desirable Harcourt Gardens development in Kibworth Harcourt. Built in 2018 by award-winning Mulberry Homes, this property offers flexible ownership options: shared ownership from a 50% share for £150,000, or full 100% freehold purchase for £300,000—perfect for first-time buyers or growing families.

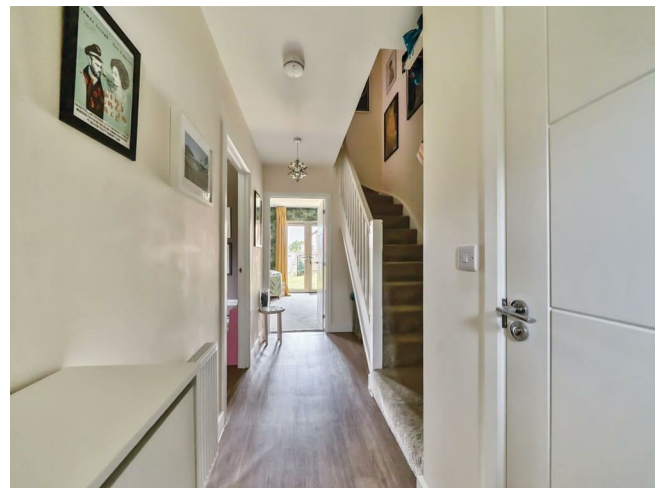
Set in a quiet cul-de-sac, the home features a bright open-plan living/dining room with French doors opening onto a west-facing garden, a modern kitchen/diner with integrated Bosch appliances, three well-proportioned bedrooms, a family bathroom, and a ground-floor WC. Outside, enjoy a low-maintenance garden, patio, side access, and driveway parking for two vehicles, with a part-boarded loft providing valuable extra storage.

Room to Grow – Potential to extend to the rear or convert the attic (subject to planning permission), offering scope to personalise your home as your family grows.

Village Charm – Kibworth Harcourt boasts a welcoming community, excellent pubs, independent shops, and top-rated schools. Commuters benefit from Market Harborough and Leicester within easy reach, with direct trains to London St Pancras in under an hour.

Shared Ownership Made Simple – Purchase a 50% share and pay rent on the remainder, making village living more accessible while building your future.

Don't miss this rare opportunity to secure a stylish family home in a sought-after village—arrange your viewing today.



### Shared Ownership Details:

To buy a Shared Ownership home, you must meet certain eligibility criteria: be at least 18 years old, have an annual household income under £80,000 (or £90,000 in London), not own another home (or be in the process of selling it), be unable to afford a suitable home on the open market, not be in mortgage or rent arrears, and have a good credit history. The scheme is open to first-time buyers and others, with homes available on a first-come, first-served basis since 2016.

For Heylo Housing applications, you need: a Budget Planner from an IFA, photo ID, a recent utility bill, 3 months of payslips and bank statements, proof of deposit funds, a mortgage decision in principle or IMA form, and permission for a hard credit search.

Housing Association: Heylo Housing

Share Offered: 50%

Monthly Rental: £451.71

Monthly Estate Management Charge: £26.00

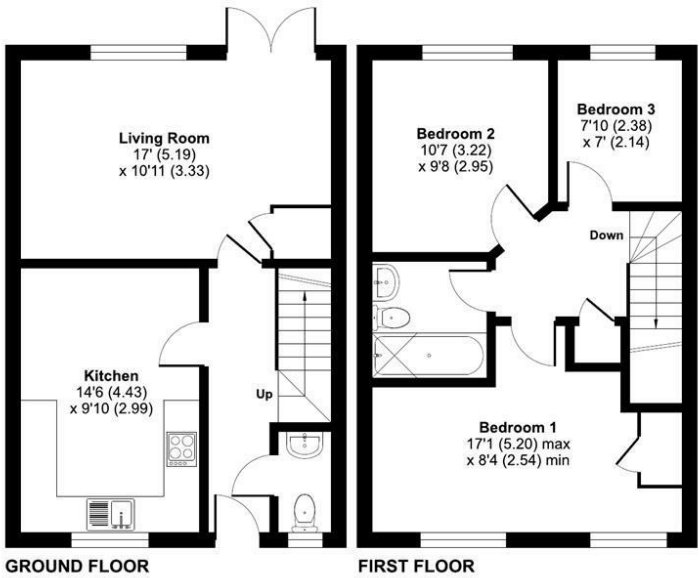
Monthly Lease Management Fee to HA: £26.23

Total Monthly Cost Before Mortgage £503.94

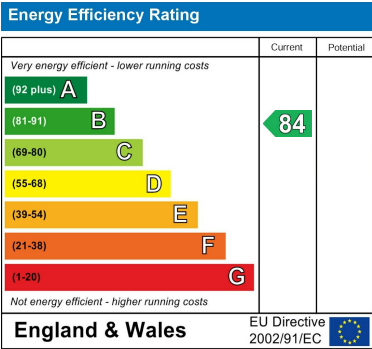


Bailey Close, Kibworth Harcourt, Leicester, LE8

Approximate Area = 884 sq ft / 82.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for So Moves. REF: 1303638



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