



**Connells**

Honeysuckle Rise Melton Road  
Burton-On-The-Wolds Loughborough

# Honeysuckle Rise Melton Road Burton-On-The-Wolds Loughborough LE12 5TQ

for sale from  
**£126,000**



## Property Description

House type: Dalton Plot 61, 46, 47, 51, 58, and 59

The Dalton - A Three bed Semi-Detached Home

The front door of this home opens onto the hall which leads into the living room and a modern kitchen/dining room, which has a built-in oven, hob and hood with the added benefit of a space for a fridge freezer and washing machine. The living room also features French doors opening onto the rear enclosed garden, which will be freshly turfed. The ground floor also boasts a downstairs WC.

The first floor has three bedrooms and a family bathroom fitted with a modern three-piece suite. The property has two allocated parking spaces.

This brand-new home benefits from flooring in the Kitchen/Diner, bathroom and WC and uPVC double glazing.

## Location

Honeysuckle Rise is situated in the sought after village of Burton on the Wolds. The village itself is ideal for commuters with good access to the A 46, M1 and East Midlands Airport as well as good links towards Leicester, Nottingham and Melton Mowbray. A charming location which offers picturesque country walks and traditional pubs. Burton on

the Wolds also benefits from a Primary School and a nursery. With good access to Loughborough the property is ideally placed for further amenities such as shopping, further schooling and access to Loughborough Train Station which offers direct services to London St Pancras.

## Transport

The property is conveniently located for access to Loughborough, Leicester City Centre, Melton Mowbray and Nottingham. With good links to the A 46, M1, A60 as well as the East Midlands Airport further enhances the accessibility of the property making it ideal for commuting.

## Schools And Education

The village benefits from a Primary School and a Nursery, with Loughborough being a short distance away offering further education most notably Loughborough University and Loughborough College.

## Shared Ownership Eligibility

Longhurst Group is offering a unique opportunity to purchase a new home here through Shared Ownership. Thanks to this scheme, you can own your own home with a lower deposit than is required to buy outright or with other buying schemes.

In order to submit an application for a shared ownership home, you'd need to consider the

following criteria.

Do you currently own another property that isn't being sold?

Is your total combined household income within £80,000 per annum?

### Example Shares

Price Advertised represents 55%

25% Share Value

Property value = from £70,000 and monthly rent of £544.54\*

45% Share Value

Property value = from £126,000 and monthly rent of £413.25\*

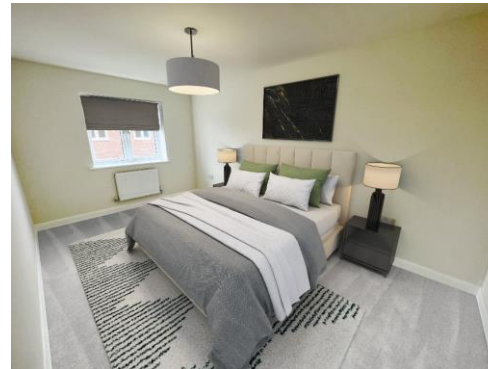
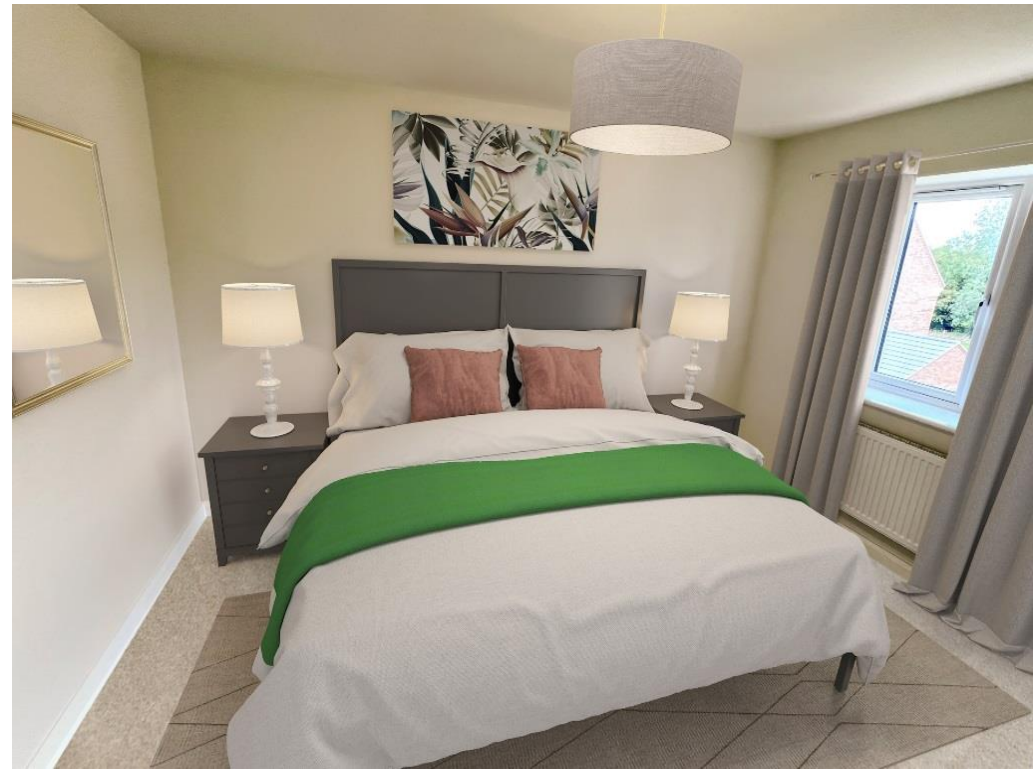
55% share value

Property value = from £154,000 and monthly rent of £349.08\*

65% share value

Property value = from £182,000 and monthly rent of £284.91\*

\*Total Rent Includes Buildings Insurance and Management charges.



# HoneysuckleRise



-  **The Kildale**  
3 bedroom home
-  **The Dalton**  
3 bedroom home
-  **The Thirsk**  
3 bedroom home

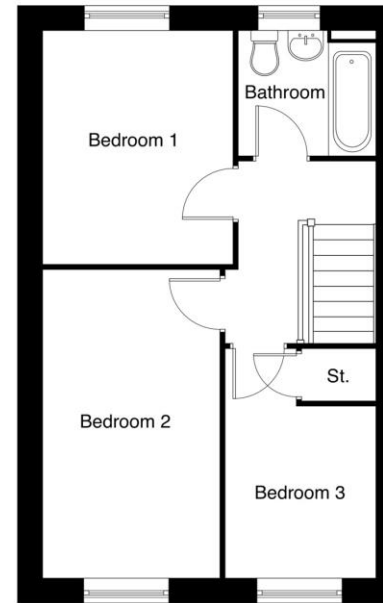




Honeysuckle Rise  
The Dalton



GROUND FLOOR



FIRST FLOOR

Dimensions

Kitchen/Dining Room	Living Room
2.70m x 4.27m	5.02m x 3.91m
8'9" x 14'0"	16'5" x 12'9"

Bedroom 1	Bedroom 2	Bedroom 3
2.86m x 3.55m	2.66m x 4.67m	2.29m x 3.48m
9'4" x 11'7"	8'8" x 15'3"	7'6" x 11'5"

To view this property please contact Connells on

**T 0116 262 0022**  
**E leicester@connells.co.uk**

22-24 Halford Street  
LEICESTER LE1 1JB

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/LTR321738](https://www.connells.co.uk/Property/LTR321738)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LTR321738 - 0007