



**Connells**

Windmill Road  
MARKET HARBOROUGH



# Windmill Road MARKET HARBOROUGH LE16 7QW

for sale shared ownership  
**£90,000**



## Property Description

\*Shared Ownership\*

Connells are delighted to offer to the market this well presented three bedroom semi-detached family house built few years to a good standard and offered with a completed upper chain.

The property offers a fantastic position in a sought after location within walking distance of Market Harborough's thriving town centre, the train station and local canal basin.

25% Share Price: £90,000 (rent £653.40 pcm)

Minimum 5% Mortgage Deposit (25% share): £4,500

Approximate Service Charges: £50.50\*

Shared Ownership Lease: approx. 990 years

Council Tax Band: C

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resale leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright although this is not a guarantee.

To be eligible for shared ownership you would need to meet the following criteria:

- Your annual household income does not exceed £80,000
- You have a deposit of at least 5% of the share value
- You do not own another property or have your name on the deeds or a mortgage for a property worldwide.
- This will be your only residence.
- You are a permanent UK resident or have indefinite right to remain.

## Entrance Hall

4' 7" x 14' 6" ( 1.40m x 4.42m )

Having door leading to the lounge and stairs to the first floor

## Ground Floor WC

6' x 3' 1" ( 1.83m x 0.94m )

The ground floor WC is convenient and neatly presented, ideal for guest and day-to-day use. It features a modern low level WC a compact wash hand basin and frosted double glazed window

## Lounge

14' 8" x 12' 5" ( 4.47m x 3.78m )

This spacious and well-presented room, ideal for both everyday relaxation and entertaining guests, being neutrally decorated and having wood flooring and double glazed window overlooking the front

## Kitchen

15' 9" x 9' 6" ( 4.80m x 2.90m )

This stylish, newly fitted kitchen is a practical space and is designed to meet the needs of everyday family life and home cooking, having a range of wall and base units to provide ample storage, oven and hob with extractor fan over, stainless steel sink unit, double glazed window overlooking the rear and double glazed patio doors open onto the rear garden.

## Landing

Having an airing cupboard

## Bedroom 1

16' x 9' ( 4.88m x 2.74m )

A spacious and comfortable double bedroom having a fitted wardrobe, double glazed window to the front, central heating radiator and wood flooring

## Bedroom 2

6' 7" x 8' 10" ( 2.01m x 2.69m )

Generously sized double bedroom, being neutrally decorated and having a storage cupboard, large double-glazed window and gas central heating radiator

## Bedroom 3

12' 3" x 9' ( 3.73m x 2.74m )

Well presented room, ideal as a home office or guest room, being neutrally decorated and having double glazed window and gas central heating radiator.

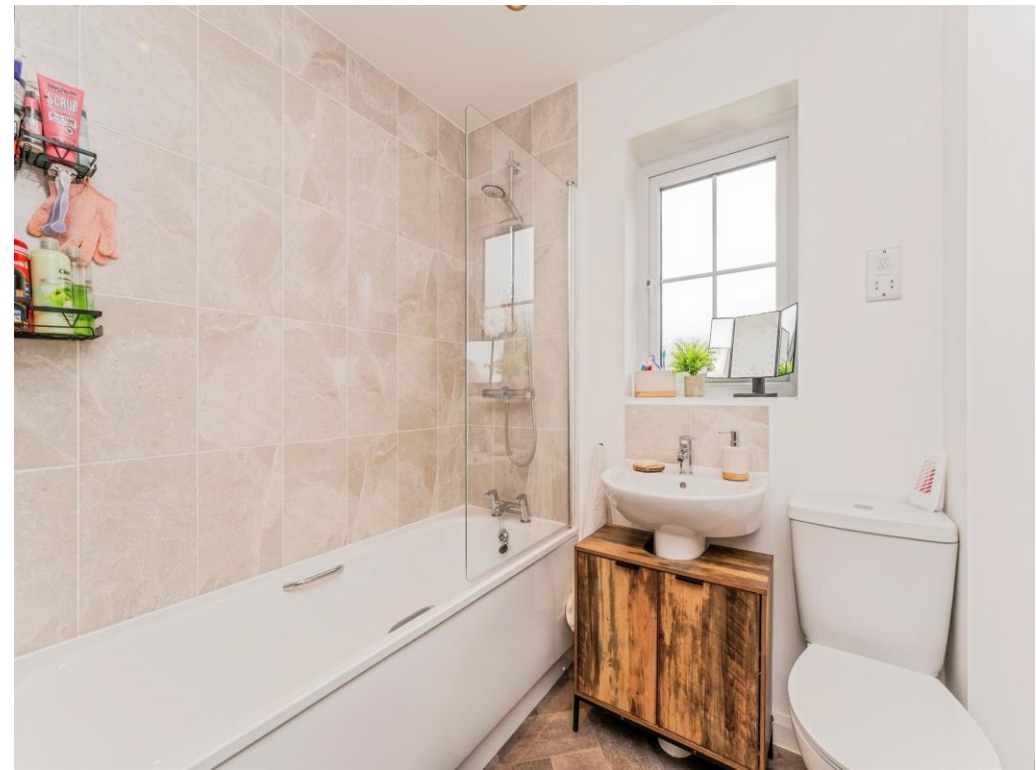
## Bathroom

8' 9" x 6' 7" ( 2.67m x 2.01m )

Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, partly tiled walls and frosted glazed window overlooking the rear

## Outside

The front of the property is attractively presented, a paved pathway leads to the main entrance complemented by a low maintenance front garden. The rear garden is a private outdoor space, enclosed by wooden fencing. The garden features a lawned area, alongside a patio area, ideal for outdoor seating.

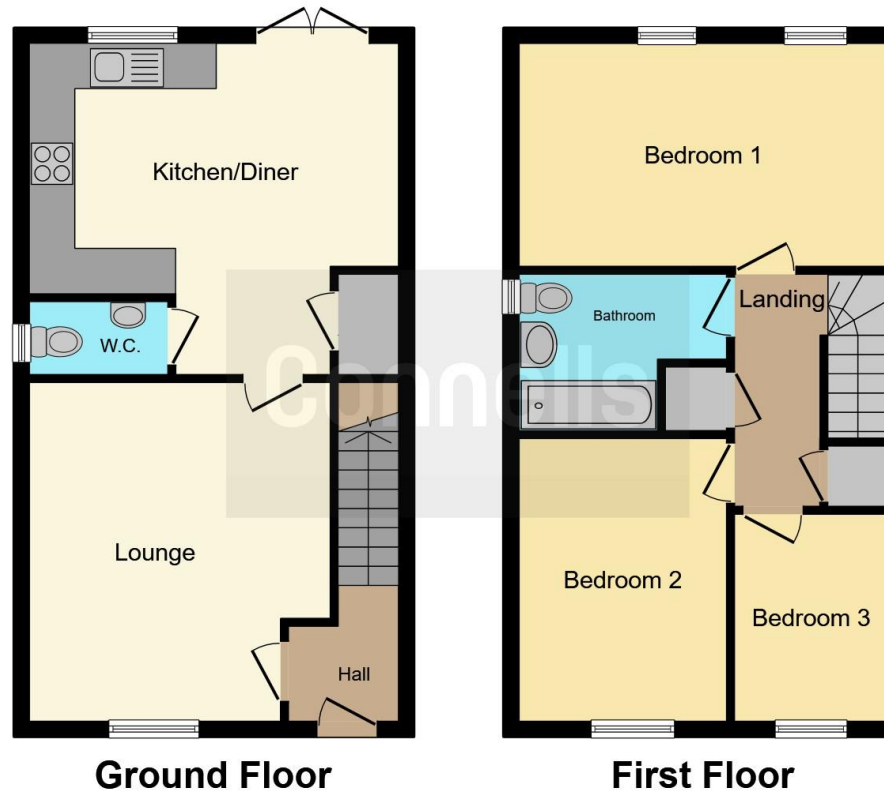












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01858 465 921**  
**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MKH308028](http://connells.co.uk/Property/MKH308028)**

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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