



Leggett & James

The Vale of Evesham Property Experts



14 Lasota Way

Shinehill Lane, South Littleton, WR11 8AQ

Asking Price £94,500



Situated in the charming village of South Littleton, this beautifully presented 35% shared ownership semi-detached house offers a delightful opportunity for those seeking a modern home. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

The house boasts a contemporary design, ensuring that it meets the needs of modern living while providing a warm and inviting atmosphere. The well-maintained bathroom adds to the convenience of the home, making it ready for you to move in without any hassle.

There is no onward chain, meaning that you can enjoy a smooth and swift transition into your new home. ***THERE IS LOCAL CONNECTION QUALIFYING CRITERIA THAT APPLIES TO THIS PROPERTY - PLEASE SEE PROPERTY DETAILS FOR FULL INFORMATION***



An obscure double glazed door opens to:

Sitting Room

having a double glazed window to the front, panel radiator, television point, telephone point and electric feature fire.

Kitchen

with a double glazed window to the rear, double glazed French doors to the rear, the kitchen is fitted with a range of wall and base units with work surfaces over, one and a half bowl sink with drainer and mixer tap, space and plumbing for washing machine, gas hob, electric oven and filter hood.

First Floor Landing

having a panel radiator and access to the loft.

Bedroom One

with two double glazed windows to the front and a panel radiator.

Bedroom Two

having two double glazed windows to the rear and a panel radiator.

Bathroom

with an obscure double glazed window to the side, panel radiator and a white suite comprising of pedestal wash hand basin, panel bath, with shower over and spotlights.

Outside

To the front of the property is a paved drive offering off road parking for two vehicles, side gated access and a path leading to the front door.

The enclosed rear garden benefits from an area laid to lawn and a patio area.

Local Connection

Parish" means the parish of South Littleton

"Parishes" means the parishes of North Littleton and Middle Littleton, Offenham, Bretforton and Honeybourne

"Qualifying Resident" shall mean in the case of Affordable Rented Units a person who is in need of Affordable Housing and who is on the Housing For You Register and:

(a) Has lived in the Parish by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(b) Has close family living in the Parish, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(c) Has permanent paid employment in the Parish; or

(d) Has a local connection to the Parish as a result of special circumstances (subject to the approval by the Head of Housing Services)

To the extent that no persons qualify pursuant to (a) – (d) above then a person who is on the Housing For You Register and is in need of Affordable Housing and:

(e) Has lived in any of the Parishes by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(f) Has close family living in any of the Parishes, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(g) Has permanent paid employment in any of the Parishes; or

(h) Has a local connection to the Parishes as a result of special circumstances (subject to the approval by the Head of Housing Services)

To the extent that no persons qualify pursuant (e) to (h) above then a person who is on the Housing For You Register and is in need of Affordable Housing and:

(i) Has lived in the District of Wychavon by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(j) Has close family living in the District of Wychavon, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(k) Has permanent paid employment in the District of Wychavon; or

(l) Has a local connection to the District of Wychavon as a result of special circumstances (subject to the approval by the Head of Housing Services)

To the extent that no persons qualify pursuant to (i) to (l) above then any person who is ordinarily resident in the United Kingdom who is approved in writing by the Council as being in need of Affordable Housing (such approval not to be unreasonably withheld or delayed)

shall mean in the case of Shared Ownership Units a person who is in need of Affordable Housing, is registered with and approved by the Help to Buy Agent and:

(a) Has lived in the Parish by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(b) Has close family living in the Parish, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(c) Has permanent paid employment in the Parish; or

(d) Has a local connection to the Parish as a result of special circumstances (subject to the approval by the Head of Housing Services)

To the extent that no persons qualify pursuant to (a) – (d) above then a person who is in need of Affordable Housing and is registered with and approved by the Help to Buy Agent and:

(e) Has lived in any of the Parishes by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(f) Has close family living in any of the Parishes, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(g) Has permanent paid employment in any of the Parishes; or

(h) Has a local connection to the Parishes as a result of special circumstances (subject to the approval by the Head of Housing Services)

To the extent that no persons qualify pursuant (e) to (h) above then a person who is in need of Affordable Housing and is registered with and approved by the Help to Buy Agent and:

(i) Has lived in the District of Wychavon by choice for a certain time (for six months out of the last twelve months or for three years out of the last five years); or

(j) Has close family living in the District of Wychavon, who have been permanently resident for at least the previous five years (close family is specifically mother, father, brother, sister, adult son or adult daughter); or

(k) Has permanent paid employment in the District of Wychavon; or

(l) Has a local connection to the District of Wychavon as a result of special circumstances (subject to the approval by the Head of Housing Services)

To the extent that no persons qualify pursuant to (i) to (l) above then any person who is ordinarily resident in the United Kingdom who is registered with and approved by the Help to Buy Agent as being in need of Affordable Housing PROVIDED THAT if contracts have not been exchanged to sell/lease the Shared Ownership Unit to any persons listed above at open market value taking into account the existence of this Deed (or completion effected where there is to be no exchange of contracts) through no fault of the seller for not less than three months of the Shared Ownership Unit being

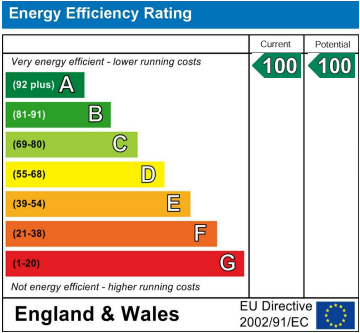
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.