



Pipistrelle Close, East Leake



£143,000

- MODERN MID ROW TOWN HOUSE
- 100% OWNED BUT 75% PURCHASE VALUE
- SEE HOUSING CRITERIA INFO
- TWO DOUBLE BEDROOMS
- FULL WIDTH DINING KITCHEN
- GROUND FLOOR WC
- FREEHOLD
- EPC rating B



NO STAMP DUTY (main home) A fantastic opportunity for the first time purchaser or buyer seeking affordable living in such a popular village location with excellent commuter links towards Nottingham and Loughborough. This 100% Ownership property is offered at a reduced purchase value of 70% to selected buyers only who meet the appropriate criteria (see details).

The location is popular, close to the new Millside school with countryside walks around the corner yet close enough to reach the village centre shops in a few minutes. The modern home has off road parking and features a full width dining kitchen with doors out into the garden ideal for summer entertaining.

Enter through the hall with ground floor w.c. and into a front lounge, rear kitchen, first floor landing, two double size bedrooms and bathroom. The rear sees a sunny aspect lawned garden and patio.

Criteria which must be met for any intending purchaser is as follows;

- 1) A first time buyer
- 2) A divorcee requiring a property in area for family needs
- 3a) People who were born in Rushcliffe (after 6 weeks of marketing) and/or
- 3b) People who have lived in Rushcliffe but have been forced to move away due to lack of affordable housing
- 4) People whose work provides an important service and therefore needs to work closer to the local community.



HALL

GROUND FLOOR WC 1.4m x 0.89m (4'7" x 2'11")

LOUNGE 4.62m x 2.91m (15'2" x 9'6")

KITCHEN DINER 2.44m x 2.87m (8'0" x 9'5")

BEDROOM ONE 3.88m x 2.5m (12'8" x 8'2")

BEDROOM TWO 3.88m x 2.54m (12'8" x 8'4")

BATHROOM 1.93m x 1.74m (6'4" x 5'8")

To find the property, from East Leake village centre proceed along Main Street passing the church, at the roundabout turn left onto Sheepwash Way, right into Pipistrelle where the property is situated at the top of the cul-de-sac on the left hand side identified by the agent's 'For Sale' board.

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band B.

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DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

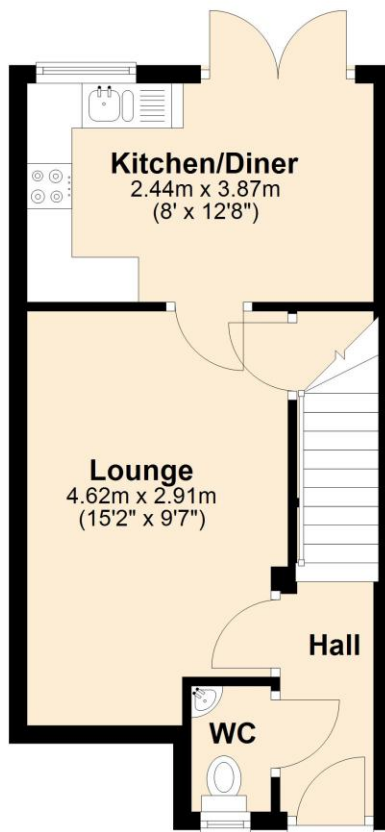
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





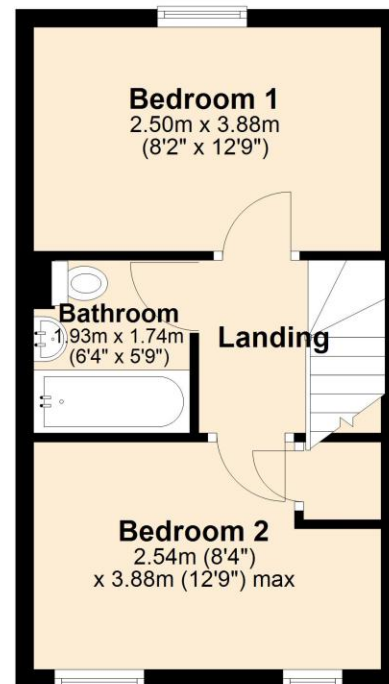
Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 sq. feet)



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