



62 Kings Road, Long Clawson, Leicestershire LE14 4NP



**NEWTON FALLOWELL**

2 1 1

## Key Features

- Modern Detached Home
- Two Double Bedrooms
- 50% Shared Ownership
- Open Plan Kitchen & Dining Room
- Private Driveway for Two Vehicles
- Three Piece Family Bathroom
- No Onward Chain
- Desirable Village Location
- EPC Rating E
- Leasehold

Shared ownership £85,000





Positioned within a desirable and modern cul-de-sac in the desirable village of Long Clawson is this well-proportioned detached home, boasting an open plan kitchen & dining area, living room and two double bedrooms. Offered for sale under the Shared Ownership scheme by PA Housing, this great opportunity allows a prospective purchaser an alternative option to homeownership with the potential to secure a 50% share of the home. Further details can be provided by contacting Newton Fallowell - Melton Mowbray.



As you approach the property from the front, the useful entrance hall provides access to the living room whilst stairs lead to the first-floor landing. The living room is filled with natural light and has direct access to the modern breakfast kitchen. Fitted with a range of wall and base units with ample room for a dining room table. Direct access leads out to the rear garden. From the first-floor landing, you have two double bedrooms and a three-piece family bathroom.



The property sits on a delightful plot within the edge of the cul-de-sac in the popular village of Long Clawson. The private driveway provides off-road parking for two vehicles with gated access to the rear garden. Mainly laid to lawn and enclosed with timber fencing, the garden has a patio area to enjoy the sunshine. Offered for sale as a 50% Shared Ownership sale, please contact Newton Fallowell for further information.

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Living Room 3.96m x 3.67m (13'0" x 12'0")

Kitchen & Dining Room 3.96m x 2.16m (13'0" x 7'1")

First Floor Landing 0.00m x 0.00m (0'0" x 0'0")

Bedroom One 3.96m x 3.37m (13'0" x 11'1")

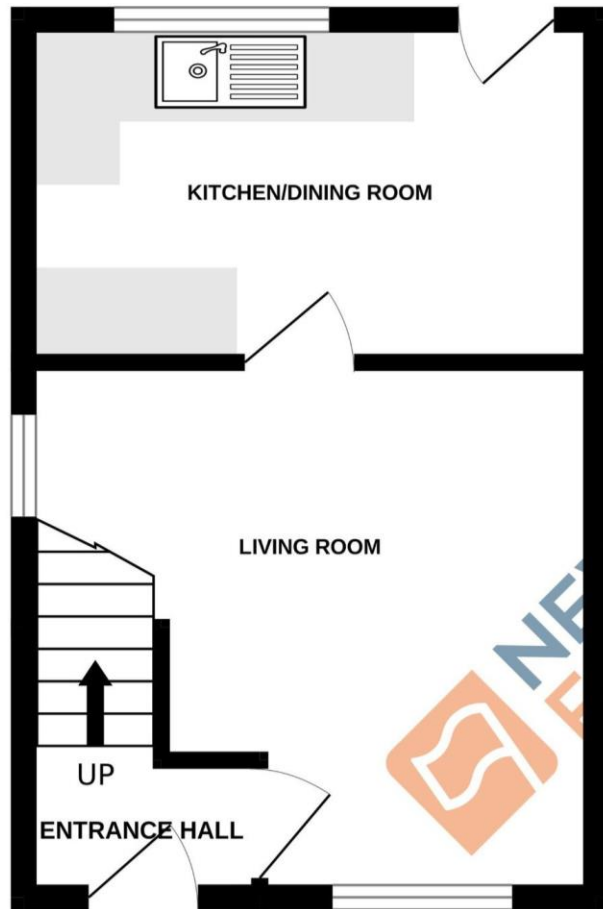
Bedroom Two 2.74m x 1.83m (9'0" x 6'0")

Bathroom 0.00m x 0.00m (0'0" x 0'0")

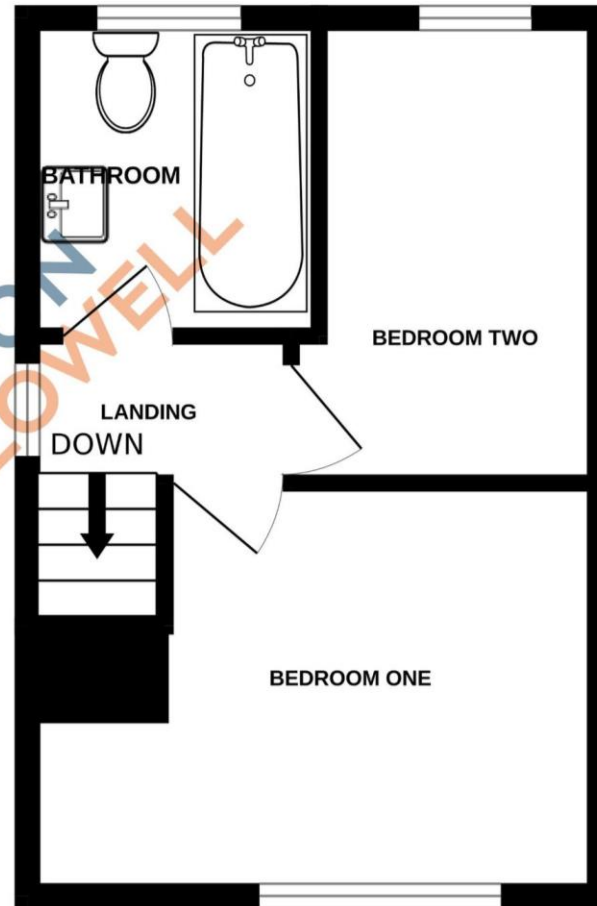
Agents Note: Shared Ownership 0.00m x 0.00m (0'0" x 0'0")

The seller currently owns a 50% share of the property and pays rent of £329.08 monthly on the remaining 50% shared to PA Housing. The shared ownership scheme does allow purchasers to buy an increased share in the property, subject to application approval. The property is liable to pay a monthly service charge, management fee and buildings insurance fee which equates to £12.15 per month. A 99 year lease was granted on the 6th May 1994. Contact Newton Fallowell for further information.

GROUND FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



KINGS ROAD, LONG CLAWSON, LE14 4NP

TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: Melton Borough Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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