

Aston & Co

ESTATE & LETTING AGENTS



7 Ladkin Close

Sileby, Loughborough, LE12 7WR

50% Shared Ownership £110,000



New to the market and being sold at 50% Shared Ownership is this immaculately presented, two double bedroom mid town house Located off of Seagrave Road in the ever popular town of Sileby. Benefitting from no upwards chain and being built by Messrs Bellway Homes in 2018 this property is an ideal turn-key option for those looking. Inside, the property briefly comprises; entrance hall, wc, modern kitchen and full width lounge to the ground floor. To the first floor there are two full width double bedrooms and a family bathroom. The property also benefits from off road parking for two vehicles, rear garden, uPVC double glazing and gas central heating.

- Immaculately Presented
- 50% Shared Ownership
- Two Double Bedrooms
- Mid Town House
- Downstairs WC
- Off Road Parking
- 5 Years Old
- EPC Rating B / Council Tax Band B / Leasehold Whilst A Shared Ownership



Location

The popular village of Sibley is located between the towns of Leicester and Loughborough providing a mixture of properties to suit a variety of lifestyles. The village is well served with local amenities including shops, train station, schools, places of worship & restaurants. Sibley also benefits from excellent transport routes to Leicester city centre and Loughborough Town Centre via bus or train.

The Property

The property is entered via a composite door leading into.

Entrance Hall

With stairs to the first floor and provides access to the following.

Kitchen

7'10" x 10'7" (2.4 x 3.24)

Fitted with a range of floor and wall mounted units, roll top work surface and upstand. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit and uPVC double glazed window to the front aspect.

WC

2'11" x 5'8" (0.91 x 1.74)

With low level wc, pedestal basin, radiator, extractor fan and an obscure uPVC double glazed window to the front aspect.

Lounge

14'11" x 13'2" (4.55 x 4.02)

(maximum measurements) Full width lounge with fitted storage and uPVC double glazed french doors leading out onto the rear garden.

The First Floor Landing

With storage cupboard and provides access to the following.

Bedroom One

14'11" x 8'10" (4.55 x 2.71)

(maximum measurements) Spacious double bedroom with fitted storage, two uPVC double glazed windows to the front aspect and loft access.

Bedroom Two

14'11" x 7'11" (4.55 x 2.43)

Another double bedroom with a triple uPVC double glazed window to the rear aspect.

Bathroom

7'8" x 6'9" (2.35 x 2.06)

(maximum measurements) Fitted with a half tiled three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and shaving point.

Outside

To the front of the property is car standing for two vehicles.

To the rear is a well maintained garden with paved patio area, paved path leading to the rear gate and fenced boundaries with the remainder being laid to lawn.

Note To Buyers

As a shared ownership home, you will need to be eligible for Shared Ownership.

As a reminder, to be eligible for shared ownership you will need to evidence:

- your household income is £80,000 a year or less (£90,000 a year or less in London)
- you cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford a new home that meets your needs

Please take note of the minimum income, £31,183 and minimum deposit £5500 for this property.

Note To Buyers Pt 2

The property will be sold as leasehold whilst the full percentage isn't owned. The lease is 125 years from 2018.

The current owners are paying £20.08 per month service charge.

The current owners are paying £230.45 per months for the rent on the 50% that isn't owned.



Floor Plan



Viewing

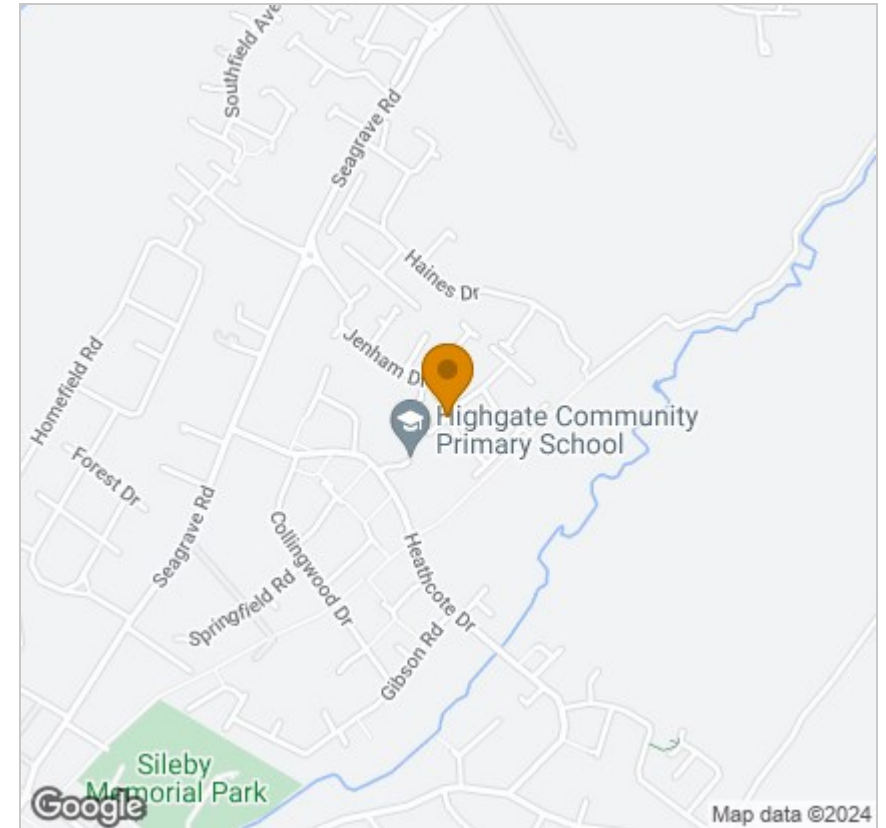
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

