Holland Crescent

Ashby-de-la-Zouch, LE65 1FS





John German



ladder? This is your chance to purchase a 25% share of a home in this sought after location. The property offers three bedrooms, family bathroom, modern fitted kitchen and a great sized lounge opening out to private large, landscaped gardens.

£65,000 25% share



Located close to the heart of the highly sought-after town of Ashby-de-la-Zouch, this well-presented 25% shared ownership three-bedroom home offers both convenience and modern living. Situated on a popular estate, it is within walking distance of the town centre and its many amenities. Lovingly maintained by the current owners, the property boasts a generous rear garden and a thoughtfully designed interior.

Accommodation

On the ground floor, you'll find a beautifully designed modern kitchen with space for a breakfast table. Sleek cabinets wrap around two sides, incorporating an integrated hob with an oven below and an extractor hood above. Adjacent to the kitchen is a convenient guest cloakroom.

The stylish rear-facing living room is well-proportioned, featuring dual-aspect windows and French doors that open onto the beautifully landscaped private garden, creating a seamless indoor-outdoor flow.

Upstairs, there are three bedrooms including a generously sized full-width principal bedroom. The family bathroom is contemporary and well-appointed featuring a white suite with a panelled bath and shower over, a WC and a pedestal wash hand basin.

Outside

The property benefits from a two-car driveway, with a gated side entrance leading to the fantastic-sized rear garden. The private outdoor space is primarily laid to lawn, complemented by paved and stone-chipped patio areas-perfect for relaxing or entertaining.

Shared Ownership is a government-backed scheme designed to help first-time buyers and those who may not have the large deposit typically required to purchase on the open market. This initiative makes homeownership more accessible by allowing you to buy a share in a property while paying rent on the remaining portion.

Don't miss this fantastic opportunity-call today to book your viewing!

Note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 99 years from and including 19 February 2015. Ground rent payable. Shared ownership rent £438.39.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road **Electricity supply**: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/ Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18032025

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Agents' Notes
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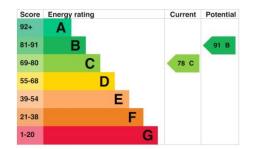
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