



6 Skippers Close,
Blaby, LE8 4JD

£75,000



25% SHARED OWNERSHIP. This spacious 3 bedroom semi-detached house is presented to the market in excellent decorative order in a highly-sought after development close to the border of Blaby & Countesthorpe. Convenient for schools and local amenities & having easy access to Leicester

- 25% SHARED OWNERSHIP
- MODERN SEMI-DETACHED FAMILY HOME
- LARGE LOUNGE
- KITCHEN/DINING ROOM
- 3 SPACIOUS BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING & GENEROUS SIZED GARDEN
- COUNCIL TAX BAND B EPC tbc
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SHARED OWNERSHIP DETAILS

THIS SUPERB FAMILY HOME IS PRESENTED TO THE MARKET ON A SHARED OWNERSHIP BASIS WITH A 25% SHARE AVAILABLE FOR SALE.

Shared ownership is a part rent-part buy scheme to assist people onto the property market if they cannot raise the deposit or mortgage to buy the entire house. 25% is available to buy with the facility to increase your ownership over time if required subject to affordability. The current rent is £482.46 per month and subject to an annual review. There are currently 83 years remaining on the lease.

An interview with the housing association is required for potential buyers to explain terms and confirm eligibility. Please call Aston & Co for more information and to arrange a viewing.

THE ACCOMMODATION

Benefiting from gas central heating and uPVC double glazing, this charming 3 bedroom semi-detached family home enjoys a quiet cul-de-sac location on this desirable residential development on the outskirts of Blaby, close to the border with Countesthorpe and having excellent transport links. Convenient for local schools and leisure facilities, and for the amenities in both Blaby and Countesthorpe.

Located towards the end of a quiet cul-de-sac, this charming family home stands behind a pleasantly maintained front garden with decorative slate chippings and a block paved driveway providing standing for 2 cars. The house is entered through a modern composite front door into an impressive hallway with doors into the ground floor rooms with a cupboard and a wc off, and a staircase rising to the first floor.

The generously proportioned dining kitchen lies to the right of the hall and has been fitted with a range of modern base and wall units, a fitted under, electric cooker with a gas hob and extractor hood over. There is space and plumbing for appliances, a stainless sink and drainer and a window overlooking the front. There is also ample space for a family dining table.

The large lounge/diner extends the full width of the house and has dual aspect windows to the side and rear and a glazed door providing views of the garden and access onto the patio.

Upstairs, the landing, with a storage cupboard off, provides access into the 2 well proportioned double bedrooms and a good sized single bedroom. A family bathroom with a modern suite comprising a toilet and sink and a bath with glass screen and shower over completes the accommodation.

The generously sized, low maintenance rear garden has a spacious paved patio area directly behind the house which sweeps round to the side with potential for additional parking if required. There is a lawn with an additional seating area and a timber storage shed.

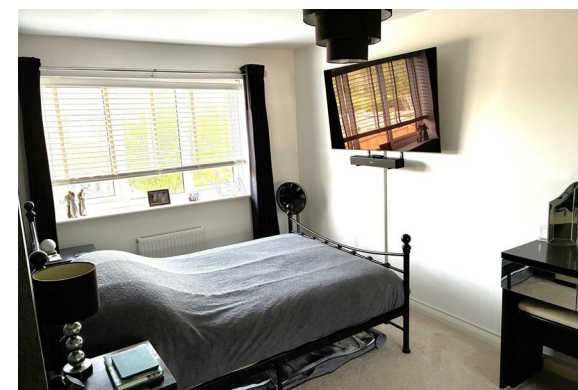
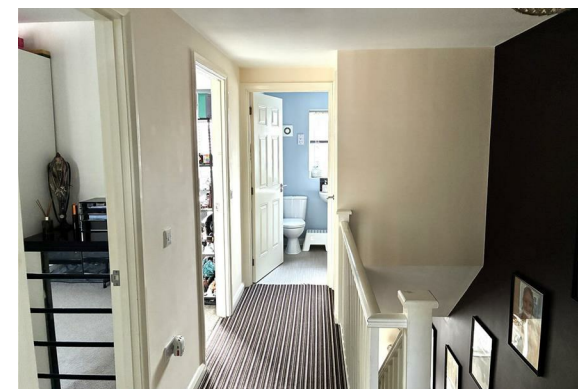
The property is presented to a very nice standard and an internal viewing is highly recommended.

LOCATION

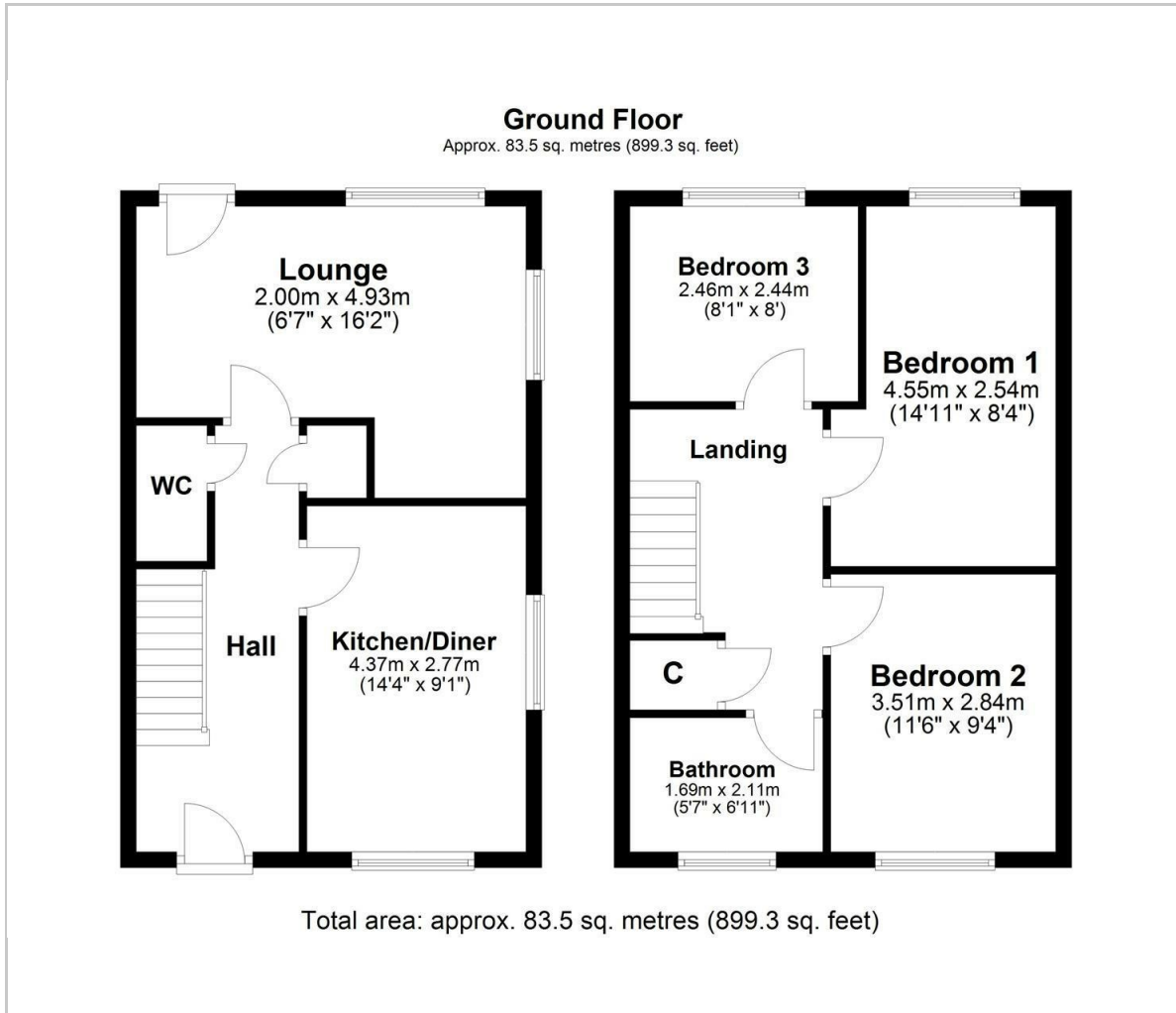
Blaby is a highly regarded and well-established village located approximately five miles south-west of Leicester city centre, offering an ideal blend of suburban comfort and countryside charm. Situated within the Borough of Blaby, the area provides excellent access to the city via the A426 and is conveniently positioned for commuters with links to the M1 and M69 motorways.

The village centre offers a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, medical facilities and leisure services, together with highly regarded local schooling for all ages. Blaby also benefits from nearby retail and leisure facilities at Fosse Park, one of the largest shopping parks in the region.

Surrounded by open countryside, Blaby provides pleasant walks and green spaces while maintaining strong transport connections. Leicester city centre offers an extensive array of shopping, dining and cultural attractions, as well as a mainline railway station with direct services to London St Pancras.



Floor Plan



Viewing

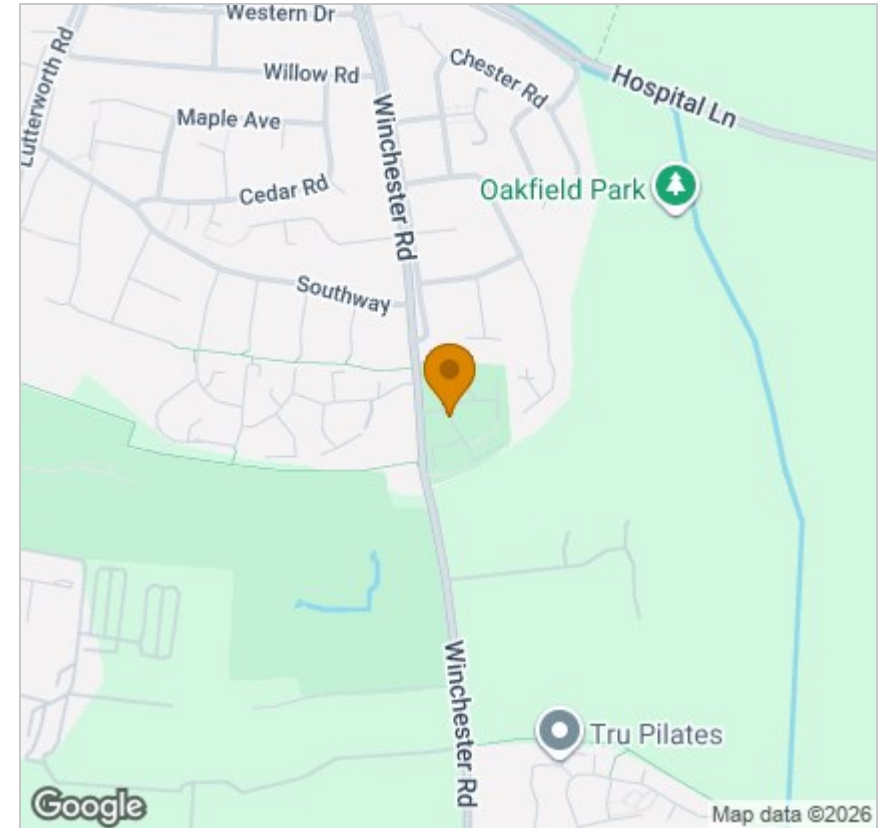
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	