Glenfrith Close

Mountsorrel, Loughborough, LE12 7GB

A beautifully maintained two-bedroom semi-detached home, offering well-proportioned accommodation and an excellent opportunity to step onto the property ladder through a 50% SHARED OWNERSHIP SCHEME.

£110,000 for 50% share

John German

Situated in the popular village of Mountsorrel, this attractive home combines comfortable living with practical features, making it an ideal choice for first-time buyers being sold with no upward chain.

This wonderful home would make a perfect purchase for first time buyers, professional couples or small families.

Mountsorrel is home to a wide range of local amenities including (but not limited to) Christchurch & St. Peters C of E Primary School, Homefield College, a range of fantastic eateries and public houses such as The Granite Coffee Shop, Rustic Kitchen and The Waterside Pub (where you can enjoy a libation by the River Soar). There are also sporting clubs, Soar Valley Leisure Centre and Stonehurst Family Farm (a great place to take the kids!). Walking and cycling routes are also plentiful; Swithland Reservoir is reachable via Kinchley Lane.

Public transport well catered for by regular bus service; commuter access to the M1 and A46 is excellent. Loughborough Railway Station, offering links to London and Edinburgh, is approximately 15 minutes away by car. East Midlands Airport is just under 30 minutes away by car.

Accommodation comprises; two bedrooms, family bathroom, lounge and kitchen/diner.

Externally, the property enjoys a low-maintenance rear garden, thoughtfully designed to provide an attractive outdoor space with minimal upkeep. The garden also benefits from two useful storage sheds, offering excellent practicality for gardening equipment, bicycles or additional storage. To the front, a car port and off-road parking provide convenient parking for everyday living.

To view this property, please contact John German Loughborough office.

General shared ownership eligibility, please see below:

- Household income must be under £80,000 (£90,000 in London).
- Applicants must be first-time buyers, former owners who can no longer afford to buy outright, or those forming new households.
- Applicants must have good credit history and sufficient funds for a deposit and costs of buying a home.
- Applicants must be over the age of 18.
- Applicants must not own any other property, whether in the UK or abroad

Extract from Platform Home Ownership Website:
"Who is eligible for Shared Ownership?
The Shared Ownership scheme is available if both of the following apply to you:
• Your household income is below £80,000 a year. The threshold increases to £90,000 if you're buying in London.
• You cannot afford the deposit and mortgage payments for your property of choice.
One of the following statements must also be true:
• You're a first-time buyer
• You used to own a home but can't afford to buy now
• You're forming a new household - typically after a relationship breakdown
• You're already part of the Shared Ownership scheme but want to move
• You own a home and want to move but can't afford the new home that meets your needs
If you meet all of these requirements, Shared Ownership may be the ideal route for you to start your home ownership journey."

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1/2/97 for 99 years. Service charge £415.56 per annum (payable monthly). Shared ownership rent payable £191.45 per month.
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
Property construction: Standard
Parking: Tandem driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable - 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: Charnwood Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.


Classical
Guitar Solo
John German


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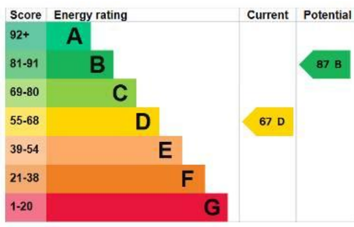

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.