



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Step On To The Ladder"

Occupying a desirable position with field views on your doorstep, this well presented two-bedroom home offers an ideal purchase for those looking to step onto the property ladder, offered for sale with 50% shared ownership.



Orchard Court
Saddington
LE8 0XY





The picturesque village of Saddington, is surrounded by stunning open countryside landscapes, countryside walks on your doorstep and a popular village Pub. The neighbouring villages of Kibworth and Fleckney offer a variety of local amenities, and for those looking to commute, the A6 is close by providing links to Leicester, Wigston and Market Harborough.

The rent on the remaining 50% share is £404.70 with Platform Housing. The property is of a leasehold tenure with 125 years from 2021.

Entrance is gained through a contemporary composite front door, into a welcoming and generous sized entrance hall featuring a fitted door mat, a guest WC, an under-stairs cupboard and stairs rise to the first floor.

Well-presented kitchen, featuring a window to the front offering field views, a host of eye and base level units, a timber effect work-surface with a matching upstand, and one and a half bowl sink with a mixer tap and draining board. Appliances include a single oven, a four-ring gas hob and space for a fridge/freezer and a washing machine.

Beautifully appointed living/dining room with French patio doors leading out to the south-east facing garden. The room boasts a neutral decor and ample space for both living and dining.

Guest WC comprising a chrome heated towel rail, timber effect flooring, ceramic tiled splashbacks, a pedestal wash hand basin and a low-level WC.

Stairs rise to a naturally lit first floor landing with a window to the side elevation, two storage cupboards and a loft hatch.

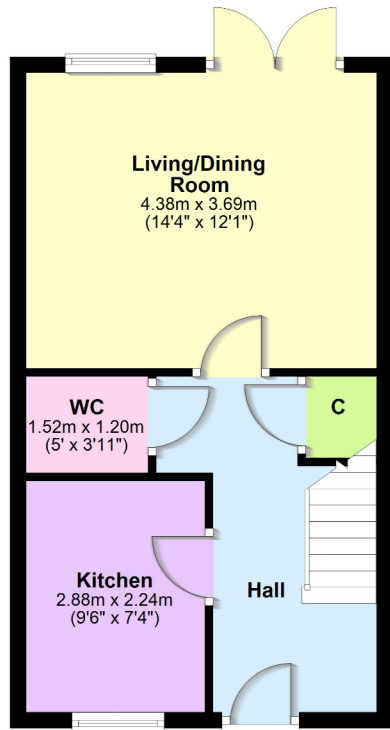
Two well-presented double bedrooms, both in excellent decorative order. Both rooms benefit from delightful views with the main bedroom overlooking the garden, and the second bedroom offering a countryside outlook.

Modern bathroom comprising attractive wall tiling, timber effect flooring, a chrome heated towel rail and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

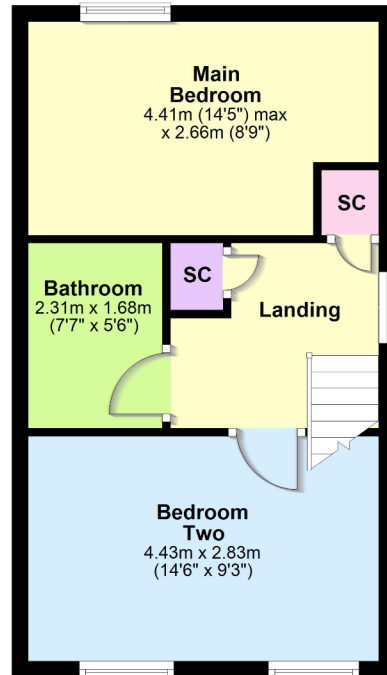


Situated along a block paved cul-de-sac, set back from the road, the property boasts a neat and attractive frontage with a well-kept front garden, off road parking for up to four cars, an electric car charging point and a gate to the rear garden.

Ground Floor



First Floor



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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