MAYNARD ESTATES

7 Redshaw Lane

Ibstock, LE67 6QR

50% Shared ownership £125,000

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Brief Description

A fantastic opportunity for first-time buyers to take their first step onto the property ladder, this modern three-bedroom home offers 50% shared ownership and is ideally positioned at the end of a corner cul-de-sac, with a substantial block-paved driveway providing off-road parking for several vehicles.

Built in 2020 and further enhanced by the current owners, the property is presented in excellent condition and offers modern, move-in-ready accommodation arranged over two floors.

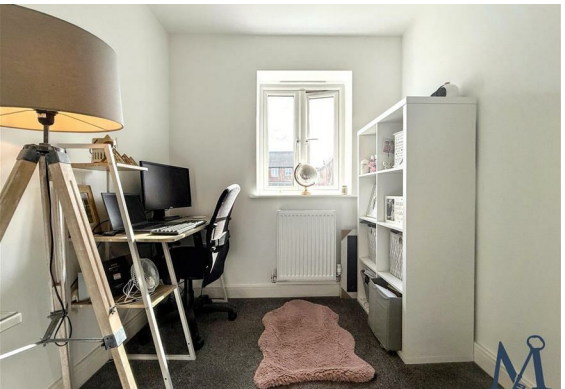
The welcoming entrance hall provides access to the accommodation, with stairs rising to the first floor. The bright and inviting living room features wood-effect laminate flooring, attractive décor and dual-aspect double-glazed windows.

To the rear, the impressive kitchen diner is fitted with a range of modern white gloss wall and base units, stainless steel one-and-a-half bowl sink, integrated oven and four-ring gas hob, with space and plumbing for further appliances. Double-glazed French doors open directly onto the rear garden, while a useful ground-floor WC completes the ground floor.

Upstairs, the landing leads to three well-proportioned bedrooms, all served by a contemporary three-piece family bathroom with shower over bath, tiled surround and opaque double-glazed window.

Outside, the beautifully landscaped rear garden combines a sandstone patio, plumb slate chippings, lawn and planted borders, enclosed by fencing with a side gate. The front garden is laid to lawn with established laurel hedging, while the generous block-paved driveway provides excellent parking. Being positioned at the end of the cul-de-sac also offers the benefit of no passing traffic.

The property is available on a 50% shared ownership basis, with rent payable on the remaining 50% share. The current rent is £275.55 per calendar month. The full share can be purchased *



ON THE GROUND FLOOR

Entrance Hall

Living Room
12'0" x 14'8" (3.66m x 4.47m)

Cloakroom WC

Kitchen Diner
15'6" x 10'2" (4.72m x 3.10m)

ON THE FIRST FLOOR

Landing

Bedroom One
15'3" x 8'2" (4.65m x 2.49m)

Bedroom Two
8'1" x 12'8" (2.46m x 3.86m)

Bedroom Three
6'9" x 9'0" (2.06m x 2.74m)

Family Bathroom

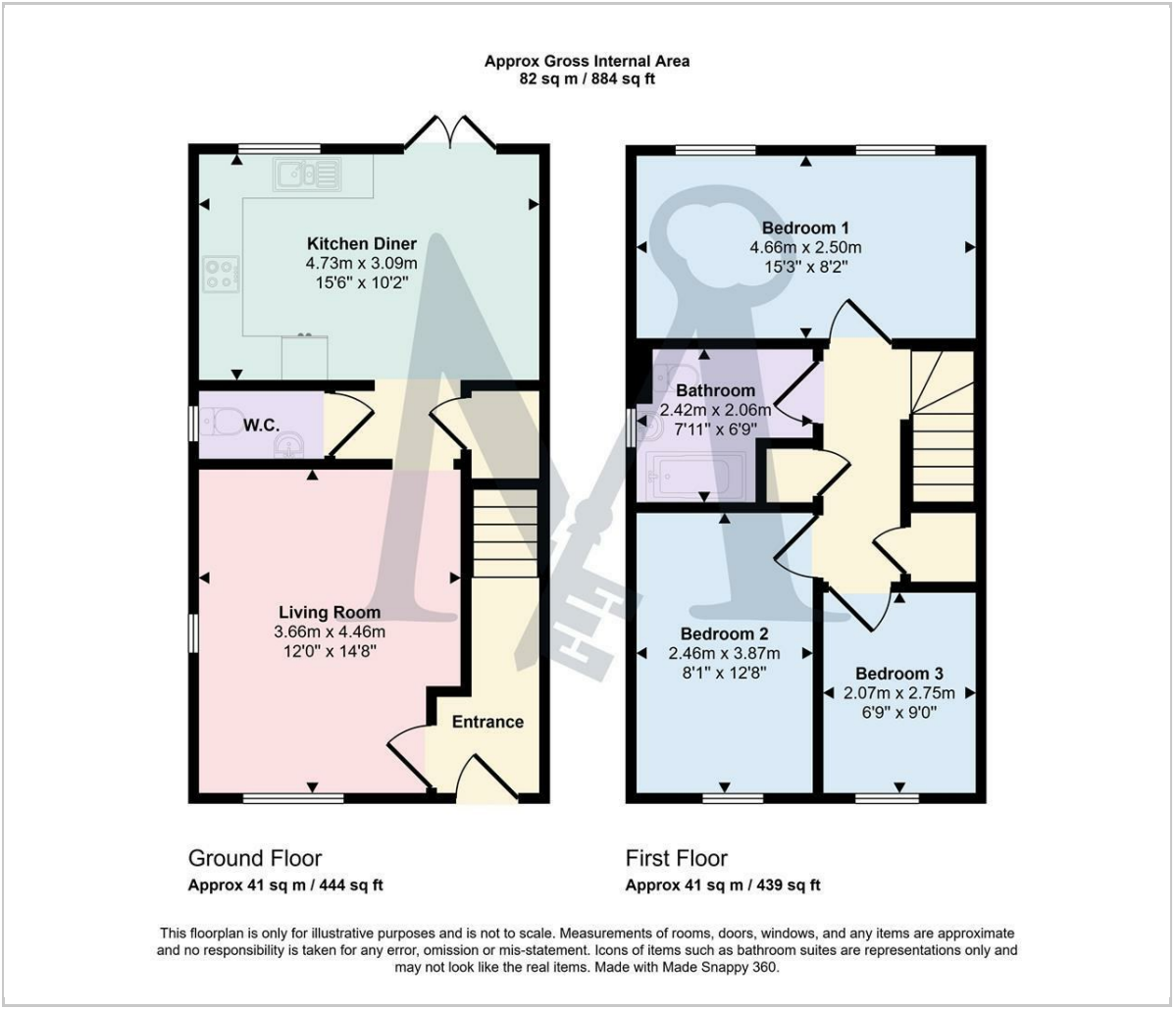
ON THE OUTSIDE

Front Garden

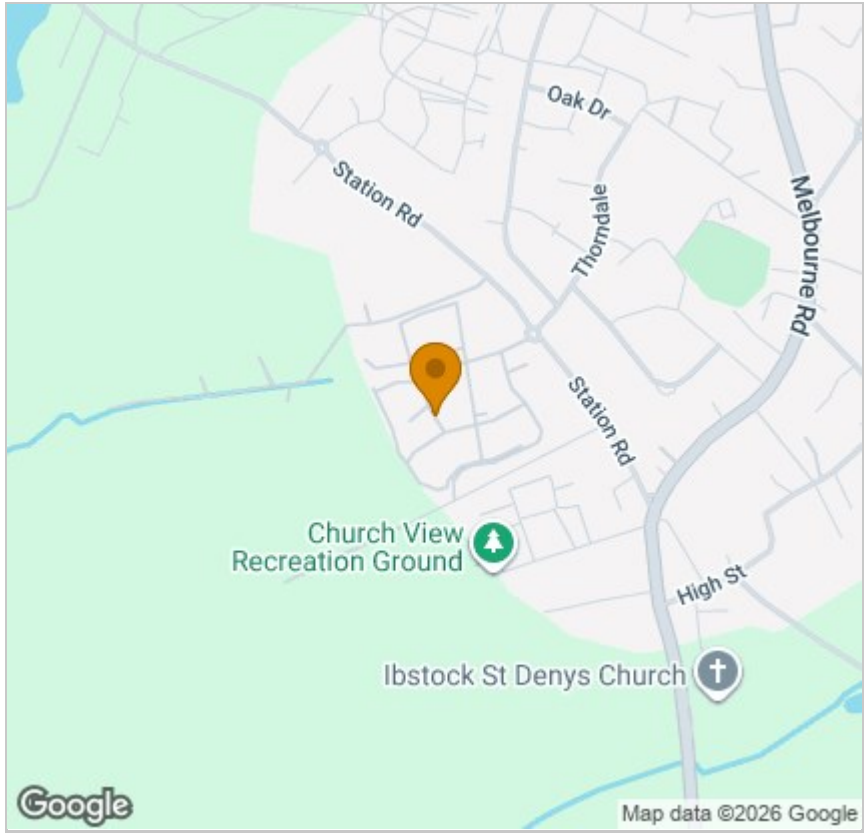
Rear Garden

Substantial Driveway

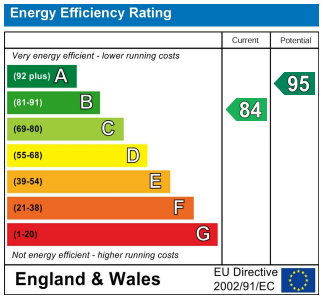
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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