





7 DYERS CLOSE

HINCKLEY, LE10 2FQ

£51,250

FREEHOLD

Situated in the popular location of Burbage, this well presented end terrace house offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a contemporary design, providing ample space for both relaxation and entertaining.

With two well-proportioned bedrooms, open-plan living and fully fitted kitchen with appliances.

This property represents a fantastic opportunity for anyone looking to get onto the property ladder in a modern home in a desirable area. All potential purchasers would need to fulfil the housing association application process. Available on 25% shared ownership basis
Monthly rent payable of £400.79 along with service charge of £40.89.

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• Two Bedroom end mews house • Popular Burbage Location • 25% Shared Ownership, Rent payable on other share • No onward chain • Very well presented throughout • Gas c/heating & D/glazing • Fully fitted kitchen with integrated appliances • Spacious lounge/diner • Two large double bedrooms





Entrance Hall
From double glazed door, stairs rising to first floor, radiator and doors to;

Lounge
13'8" x 12'9"
Double glazed window and French doors to rear garden, radiators, television point and under stair cupboard

Kitchen
9'5" x 7'5"
Double glazed window to front aspect, fitted with a range of eye and base level units with contrasting work surfaces over, integrated appliances including; hob, oven, extractor canopy, fridge freezer, washing machine and dishwasher. Single drainer sink unit and tiled splash backs.

Cloakroom/WC
Fitted with low level WC, wash hand basin, radiator and extractor fan.

Landing
With access to loft space and doors to;

Bedroom One
13'10" x 9'11"
Two double glazed windows to front aspect, radiator and airing/store cupboard.

Bedroom Two
13'10" x 9'1"
Double glazed window to rear aspect and radiator

Bathroom
Double glazed window to side aspect, fitted white suite with low level WC, wash basin, panelled bath with shower over, ceramic tiled splash backs, extractor fan and towel rail radiator.

Externally
To the front is off road parking.
To the rear is an enclosed and low maintenance garden with paved patio, artificial lawn, stoned area and garden shed.

SHARED OWNERSHIP
Potential purchasers should note that the asking price is based upon a 25% share of the property and the current rent to Riverside housing association for the remaining 75% is £400.79 & service charge of £40.89 per month. This is reviewed annually.
All potential purchasers would have to complete and satisfy the housing association application process alongside the actual home purchase.

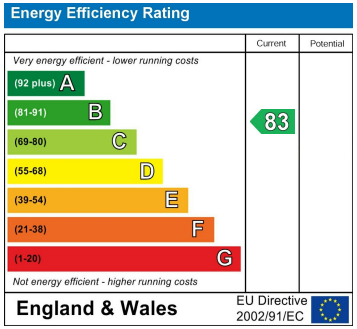
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EPC Rating: B Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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