



11 Jay Close

East Leake | LE12 6BG | £139,500

ROYSTON
& LUND

- Four Bedroom Semi detached Property
- Built in 2022
- Downstairs WC
- Sough After Location with lots of Local Amenities
- EPC: B
- 45% Shared Ownership
- Kitchen Diner
- Off Street Parking
- Easy Access to M1 and A6006
- Council Tax Band: C





****45% Shared Ownership****

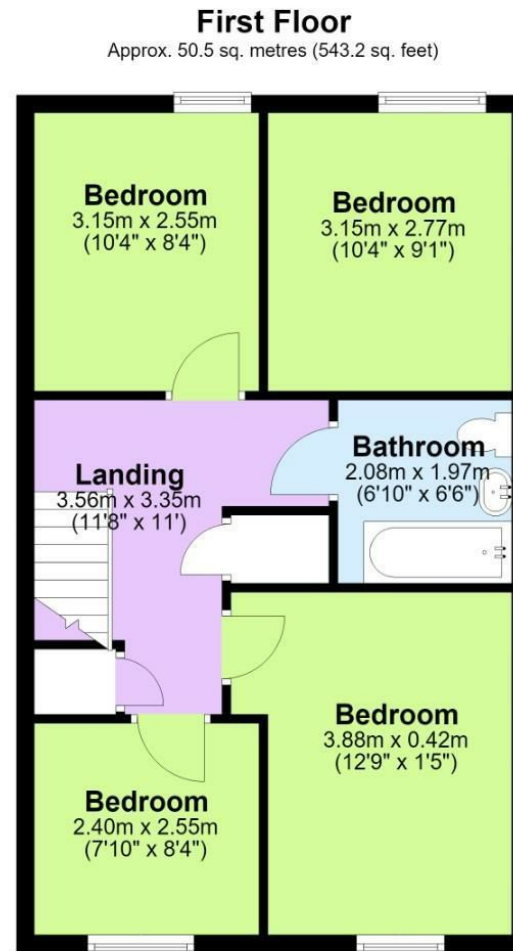
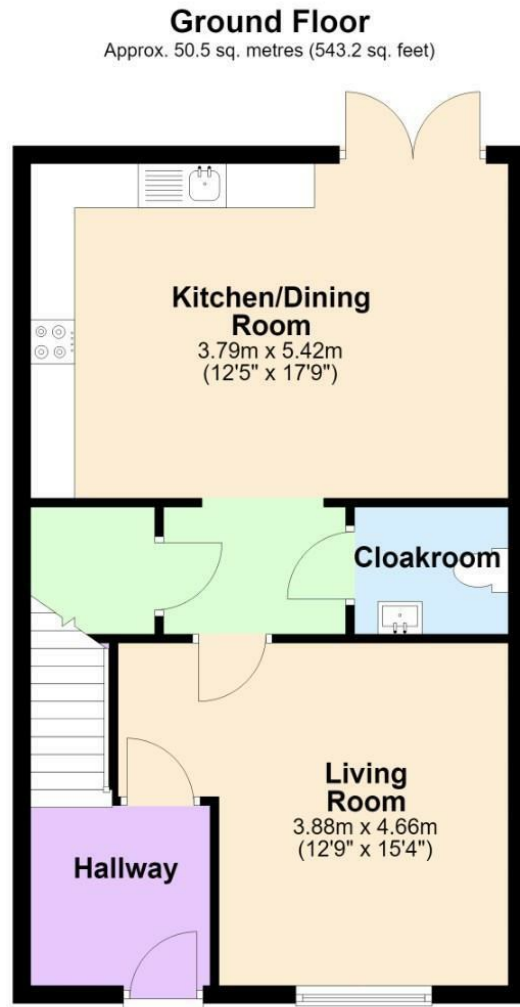
Royston and Lund are pleased to bring to market this four bedrooms semi detached property in the sought after location of East Leake. Built in 2022, this property has the rare opportunity to be purchased at the full price or at 45% shared ownership.

As you enter the property, you enter into an initial hallway, of which flows through to the living room with a front facing window. Following through the living room there is a hallway way which separated the downstairs WC and kitchen/dining room towards the back of the property. It also houses a handy storage cupboard. The kitchen has a rear facing window and patio door heading to the rear garden.

As you head to the first floor via the stairs from the entrance hallway, the landing provides access to all four bedrooms and the family bedroom. Bedrooms one and two are spacious double bedrooms and bedrooms three and four are single bedrooms. All bedrooms shared a three piece family bathroom consisting of a shower, sink and WC.

To the front of the property, there is off-street tandem parking for two cars and the rear garden is tured and has a pergola and is finished with fenced borders

East leake has lots to offer, with Sshops, dentist, bakery, pubs and restaurants. It is in the atchm,ent area for well regarded schools, as well as being ideally located to access major networks such as the A6006 and M1.



Total area: approx. 100.9 sq. metres (1086.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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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& LUND**