



3 Surgery Close, Somerby, Leicestershire, LE14 2BY
25% Shared Ownership £65,000



Chartered Surveyors & Estate Agents

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3 Surgery Close, Somerby, Leicestershire, LE14 2BY

Tenure: Leasehold

Council Tax Band: B (Melton Borough Council)



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DESCRIPTION

An opportunity has arisen to acquire a 25% share* in this attractive, modern semi-detached house with two off-road parking spaces and enclosed rear garden situated in a picturesque village close to Melton Mowbray enjoying views over neighbouring countryside to the front.

Benefiting from air source heat pump and full double glazing, the accommodation briefly comprises:

GROUND FLOOR: Entrance Hall, WC, Lounge, Dining Kitchen; FIRST FLOOR: two Double Bedrooms, Bathroom.

* Refer to Detailed Guide

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite front door, tiled floor, stairs to first floor, understairs storage cupboard, window to rear garden.

WC

White suite comprising low-level WC and pedestal hand basin, fitted coat hooks, extractor fan.

Lounge 3.00m x 3.94m (9'10" x 12'11")

Radiator, dual-aspect windows to front and rear.

Dining Kitchen 3.76m x 3.94m (12'4" x 12'11")

Range of modern fitted units incorporating granite-effect work surfaces with upstand, inset 1.5-bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level cupboards.

Integrated appliances comprise Electrolux electric oven and hob with stainless steel splashback and matching extractor above. Undercounter spaces with plumbing for washing machine and dishwasher, space for upright fridge-freezer.

Radiator, tiled floor, extractor fan, window to front, external door to rear garden.

FIRST FLOOR

Landing

Built-in airing cupboard housing hot water cylinder, window to front.

Bedroom One 2.95m x 3.96m (9'8" x 13'0")

Radiator, dual-aspect windows to front and rear.

Bedroom Two 2.69m x 3.96m (8'10" x 13'0")

Radiator, dual-aspect windows to front and rear.

Bathroom 2.03m x 2.84m (6'8" x 9'4")

White suite comprising low-level WC, hand basin and panelled bath with shower above.

Radiator, mermaid boarding to splashbacks, window to rear.

OUTSIDE

Front Garden

The open-plan front garden has been arranged to include a well-stocked raised bed with adjoining pathway leading to the front door and driveway providing off-road parking for two cars.

Rear Garden

The fully enclosed rear garden has been attractively landscaped to feature paved and gravelled terraces, lawn and vegetable beds.

Included in the sale is a utility shed. The greenhouse featuring herein is not included in the sale.

Utility Shed 2.97m x 2.24m (9'9" x 7'4")

Insulated shed with light and power connected, window and external double doors to rear garden.

SOMERBY

Somerby is a picturesque village set in the heart of Leicestershire, being about 6 miles from Oakham and 4 miles from Melton Mowbray. It is also within reasonably easy commuting distance of Leicester, Peterborough, Nottingham and Market Harborough and from the latter point there are train services to London, St Pancras.

Within the village are numerous amenities including local shop, a church, a public house, children's playground, football field and bus service to both Oakham and Melton Mowbray. There is a local village

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school and for children seeking higher education there is a bus service collecting them in the morning, taking them to Melton Mowbray and returning them home each evening. In addition there is a good range of private schools in the area at Oakham, Uppingham and Stamford which cater for children of most ages. Sport and leisure pursuits in the area are many and varied with most ball participating sports being available in surrounding towns and in addition there are golf courses at Luffenham Heath and Burghley Park. Rutland Water is a few miles away and there one can enjoy fly fishing, sailing, windsurfing, cycling or just a peaceful ramble around the shores of the lake.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
No gas - Air source heat pump

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor
O2 - good outdoor and in-home
Three - good outdoor and in-home
Vodafone - good outdoor and in-home
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

TENURE, LEASEHOLD INFORMATION & CHARGES

Tenure: Leasehold
Term of lease: 125 years from 01/02/2013
Years remaining: 112 years
Current Monthly Rent: £389.34
Current Monthly Service Charge: £87.31
Communal Utilities: £39.95 pcm
Long Term Maintenance Fund: £15.00 pcm
Buildings Insurance: £8.33 pcm
Management Charge: £24.03 pcm
Total monthly charge eligible for Housing Benefit/Universal Credit: £87.31

The property is being sold as a 25% share.
Staircasing up to 100% ownership is available after purchasing the 25% share.

The purchaser will be responsible for the costs of NCHA's solicitors in dealing with the assignment, these are £275 plus VAT. An undertaking to pay this fee will be requested when our solicitors have been instructed to deal with the purchase. This will be dealt with direct between solicitors and taken on completion, no payment should be made to NCHA in THIS REGARD.

Please note, there is an external management company. Your solicitor should make enquiries regarding the services provided directly with them. This may incur a fee.

LOCAL CONNECTION CRITERIA

- nominated by Melton Borough Council or
- resident in Somerby for the last 12 months or
- connected to the Parish of Somerby, such as, immediate family in the Parish, previous residence within the parish, employment within the Parish
- giving/receiving care to/from within the Parish (Parish includes the following villages: Burrough on the Hill, Leesthorpe, Pickwell, and Somerby) or
- currently residing in a neighbouring Parish, or
- residing within the borough of Melton Council.

You can buy a home through shared ownership if both of the following are true:
your household income is £80,000 a year or less (£90,000 a year or less in London)
you cannot afford all of the deposit and mortgage payments for a home that meets your needs.
One of the following must also be true: you're a first-time buyer, you used to own a home but cannot afford to buy one now, you're forming a new household - for example, after a relationship breakdown, you are an existing shared owner, and you want to move, you own a home and want to move but cannot afford a new home that meets your needs. For some homes you may have to show that you live in, work in, or have a connection to the area where you want to buy the home.

COUNCIL TAX

Band B
Melton Mowbray District Council. Telephone 01664 502502

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VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations

or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

7. Please note that the photograph of Bedroom Two has been restaged for illustration purposes only.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





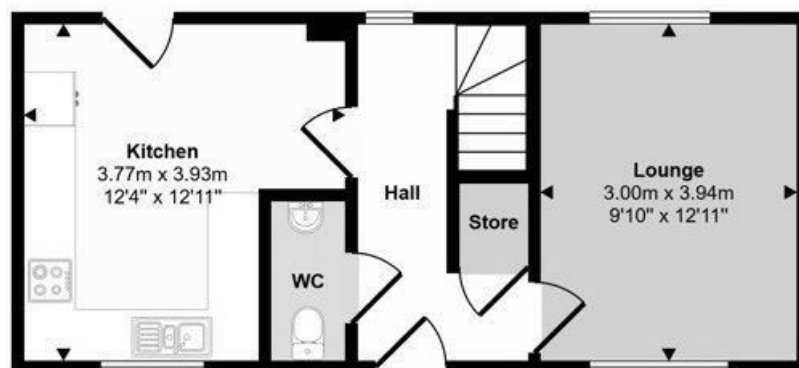




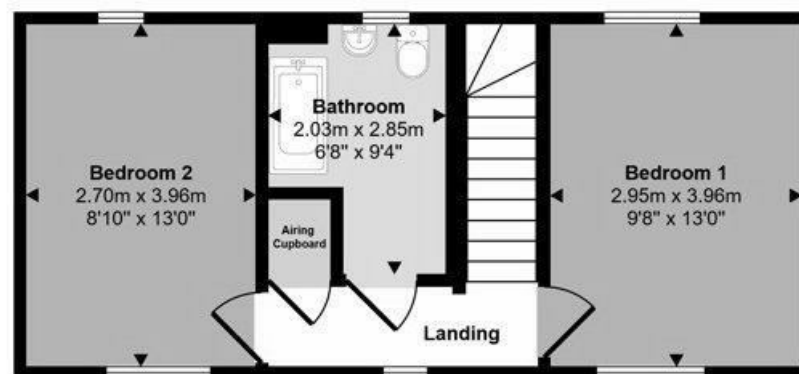


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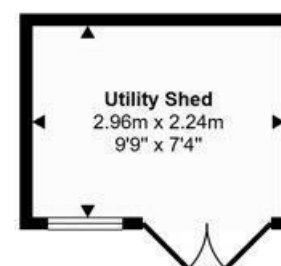
Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 36 sq m / 388 sq ft



Utility Shed
Approx 7 sq m / 71 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		72	81
(92 plus) A			
(81-91) B			
(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 	