



Connells

Three Corner Close
Lubenham Market Harborough

Three Corner Close Lubenham Market Harborough LE16 9UZ

for sale
£120,000



Property Description

Shared Ownership

This two-bedroom semi-detached corner-plot home offers attractive woodland views and is immaculately presented. Built in 2019 by award-winning Grace Homes, the property briefly comprises an entrance hallway, lounge, kitchen, and downstairs WC. To the first floor, two bedrooms can be found along with the family bathroom.

Externally, there is off-road parking for two cars.

Located in the heart of the village, you will enjoy the peaceful surroundings and strong sense of community that Lubenham offers.

40% Share Price: £120,000 (rent £440.94 pcm)

Approximate Service Charges: £50.99*

Shared Ownership Lease: approx. 117 years

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share in a new build or resales leasehold property. The purchaser pays a mortgage on the share they own and pays rent to a housing association on the remaining share.

To be eligible for shared ownership you would need to meet the following criteria:

- Your annual household income does not exceed £80,000
- You have a deposit of at least 5% of the share value
- You do not own another property or have your name on the deeds or a mortgage for a property worldwide.
- This will be your only residence.
- You are a permanent UK resident or have indefinite right to remain.

Entrance Hall

A welcoming space with wood effect laminate flooring. Understairs cloakroom.

Cloakroom

WC, pedestal sink and heated towel rail.

Living Room

Located to the front of the property, this bright and comfortable room has wood effect laminate flooring.

Kitchen

Good sized kitchen with contemporary style wall and base units with a complimentary wood effect worksurface, undercounter space for appliances complete with plumbing suitable for a dishwasher or washing machine, gas hob with built-in oven below, brushed stainless steel extractor hood. Access to rear garden.

First Floor Landing

Storage cupboard.

Bedroom 1

Double bedroom to the front of the property.

Bedroom 2

Double bedroom to the rear of the property with built-in wardrobes.

Bathroom

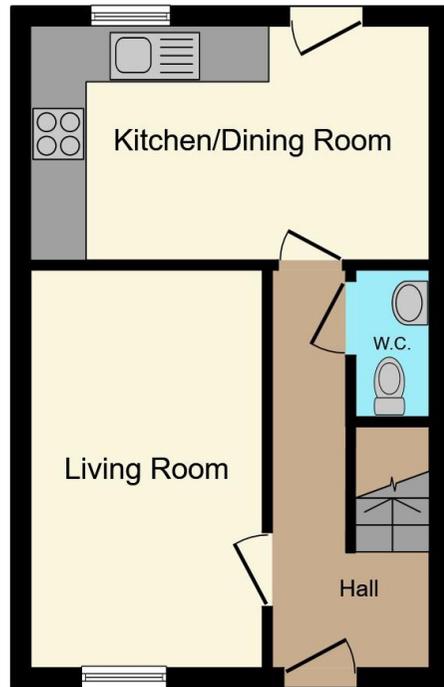
Modern and stylishly decorated bathroom with bath, over bath shower, pedestal sink, WC and heated towel

rail. Fitted bathroom cabinet, recessed lighting, neutral wall tiles and wood effect laminate flooring add to the contemporary feel of this bathroom.

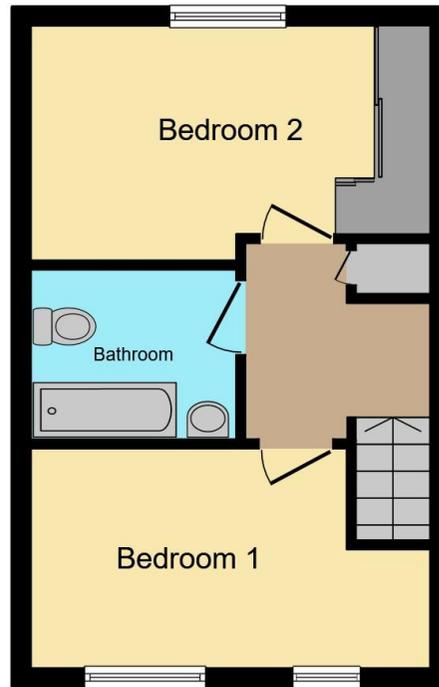
Outside

To the front of the property is a compact garden laid to lawn with additional herbaceous plants. The rear garden can be accessed via a side gate and has patio area ideally suited for outdoor entertaining while the remainder of the garden is mainly laid to lawn and is edged with mature hedging on one side, with the remaining sides having wooden fencing. A parking area to the front of the property provides allocated parking.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: B Council Tax Band: B

Service Charge: 611.88 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKH308307

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Apr 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH308307 - 0006