

75% SHARED OWNERSHIP

Scouting Way

Blaby

Leicester LE8 4JB



SHARED OWNERSHIP: £169,000

- 75% Shared Ownership. Over 55's Only
- Semi Detached Bungalow
- Good Sized Lounge
- Dining Kitchen
- 2 Bedrooms
- Shower Room



Description -

We are pleased to offer this 75% shared ownership beautifully presented sem-detached bungalow comprising of 2 bedrooms, lounge, kitchen/dining area and wet room/shower room. The property benefits from gas central heating and double glazing and a sunny easy to maintain rear enclosed garden. There are two car parking spaces to the front. The development is over 55's only and is offered with no chain. The bungalow benefits from a new Worcester boiler (approx. 1 year old) and is well insulated throughout and cost effective to heat.

Location -

A well-presented bungalow located in the highly sought-after area of Blaby. The property is situated near many amenities and benefits from bus links to and from the city centre.

The property is affiliated to Oak Court which acts as a central hub for residents of the development, offering a range of activities and comfortable residents lounge along with the option to have a cooked lunch daily, if wished, in the pleasant dining room.

Accommodation

All measurements are approximate:

Entrance Hall -

Door to front, Airing cupboard.

Lounge - 16' 10" x 10' 3" (5.13m x 3.12m)

Double Glazed window to road. radiator and power points.

Dining Kitchen - 13' 1" x 10' 8" (3.98m x 3.25m)

Double glazed window to rear, door to rear, stainless steel sink unit with cupboards and drawer base units, wall mounted units. 4 burner gas hob and electric over and extractor hood and stainless steel back plate. Wall mounted Boiler.

Bedroom 1 - 10' 3" x 10' 7" (3.12m x 3.22m)

Double glazed window to rear, radiator power points and pendant light point.

Bedroom 2 - 9' 4" x 8' 6" (2.84m x 2.59m)

Double glazed window to front, radiator power points and pendant light point.

Shower Room/Wet Room - 6' 4" x 7' 9" (1.93m x 2.36m)

With shower unit, low level WC and pedestal wash basin. Heated towel rail.

Rear Garden -

Easy to maintain, sunny, manageable garden to rear. 2 car standing spaces to front.

Tenure

The property is Leasehold. We are advised there is a service charge of £6.67 per month (communal areas), Apportioned fees to 29 Scouting Way being reduce from 7% to 2% from April 2022. The lease is 125 years from the 5th March 2015 with 118 years remaining. The bungalow is a retirement property for over 55's only.

EPC

Band B

Council Tax

The property falls within Band B

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

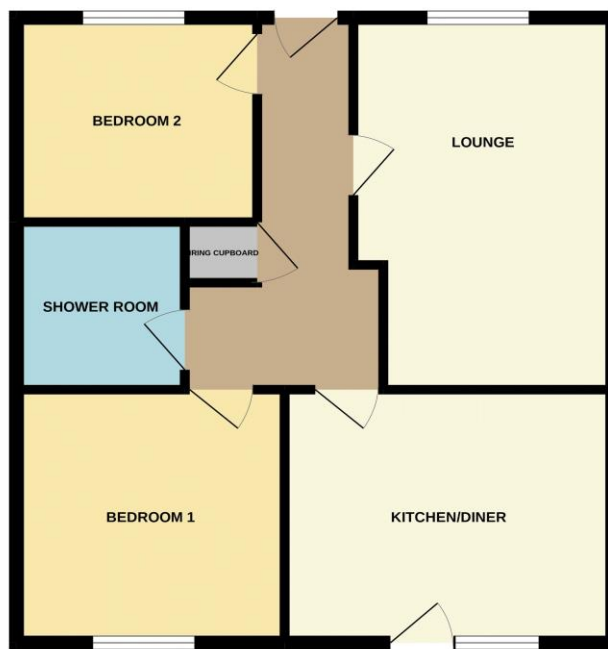
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GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

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