



Thorps

Residential Sales

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Wellington Drive, Gilmorton, Lutterworth. LE17 5SJ



40% Shared Ownership
Ideal First Time Buy
Gas Central Heating
Off Road Parking

Modern One Bedroom Semi
Beautiful Village Location
Open Plan Living/Kitchen
Decent EPC B Rating

£74,000

Property Description

A unique opportunity to purchase a one bedroom shared ownership property. This beautiful home has a modern open plan layout and is decorated in a contemporary style. The property benefits from gas central heating, double glazed windows, off road parking and rear garden.

The accommodation briefly comprises of entrance hall, downstairs wc, open plan living kitchen/diner, bedroom and en-suite bathroom.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Shared ownership.

With EMH Homes

Rent payable £283.06

Estate service charge 2022 £6.25 per month.

Staircasing option

Successful offer must pass EMH application.

Entrance Hall

With stairs off and open to living/kitchen/diner.

DOWN STAIRS W.C

With low flush wc, wash hand pedestal, radiator and window to the front elevation.

LIVING KITCHEN/DINER (19' 3" Max x 13' 11" Max) or (5.88m Max x 4.25m Max)

With a range of base and wall mounted units, integral electric hob, electric oven, fridge, freezer, plumbing for washing machine, two radiators, under stairs cupboard and rear facing French doors.

Landing

With access to bedroom one.

Bedroom 1 (14' 0" x 12' 1") or (4.26m x 3.69m)

With window to the rear elevation, radiator and loft access.

En Suite (10' 8" Max x 7' 9" Max) or (3.25m Max x 2.36m Max)


With suite comprising of low flush wc, wash hand pedestal, bath with shower over, heated towel rail and window to the front elevation.

Outside

To the front of the property there is one allocated parking space and gated rear access. The rear garden is mainly laid to lawn with patio, fence surround and shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

NOTE

THORPS ESTATE AGENTS HAVE NOT TESTED THE HEATING SYSTEM OR ANY SERVICES IN THE PROPERTY AND THEREFORE RECOMMEND THAT ANY INTERESTED PURCHASER SATISFY THEMSELVES WITH REGARDS TO THE OPERATION AND CONDITION PRIOR TO ENTERING INTO A LEGAL COMMITMENT TO PURCHASE.

