



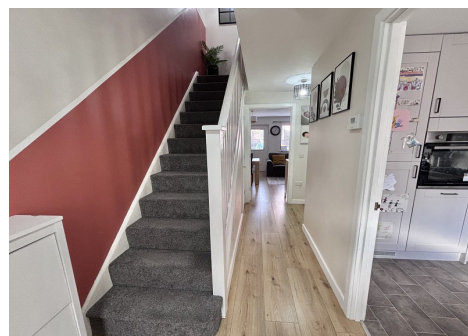
Thorps

Residential Sales

Web Site: www.thorps.org.uk
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Skippers Close, Blaby, Leicester, Leicestershire. LE8 4JD



25% Shared Ownership
Two Double Bedrooms
Gas Central Heating
Off Road Parking

Ideal First Time Buy
Re-Fitted Kitchen
Upvc Double Glazed
Rear Garden

£65,000

Property Description

Beautifully Presented Two-Bedroom Mid-Town House situated in Blaby Village.

A rare opportunity to purchase a shared ownership home in the highly sought-after village of Blaby, an ideal first-time buy.

This beautifully presented two double bedroom mid-town house is offered in excellent condition throughout. The property benefits from a re-fitted modern kitchen, gas central heating, uPVC double glazed windows, and a recently replaced high-quality front door. Outside, there is off-road parking and a well-maintained rear garden.

The accommodation briefly comprises: entrance hall, downstairs WC, contemporary kitchen, and a spacious lounge/diner with access to the rear garden. To the first floor are two generously sized double bedrooms and a family bathroom.

Situated within easy reach of local amenities, schools, and transport links, this home combines comfort, practicality, and location.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER

LEASEHOLD

25% Shared Ownership With EMH
125 Year Lease From 29th April 2015
Rent PCM £401.60
Monthly Service Charge £16.12.

Note: This property has suffered from surface water flooding within the last five years. Please read the material information report for details.

Entrance Hall (13' 8" Max x 6' 1" Max) or (4.17m Max x 1.86m Max)

With laminate floor, radiator and stairs off.

DOWN STAIRS W.C

With low flush wc, wash hand basin and radiator.

Kitchen (9' 5" Max x 7' 3" Max) or (2.88m Max x 2.21m Max)

With a range of base and wall mounted units, integral fridge, freezer, gas hob, electric oven, extractor hood, two pull out corner units, sink, radiator and window to the front elevation.

Lounge/diner (13' 8" Max x 12' 10" Max) or (4.17m Max x 3.90m Max)

With laminate floor, radiator, rear facing door and window.

Landing

With access to all first floor rooms.

Bedroom 1 (13' 8" Max x 9' 6" Max) or (4.17m Max x 2.90m Max)

Double bedroom with window to the front elevation, radiator and built in wardrobe.

Bedroom 2 (13' 8" Max x 10' 5" Max) or (4.16m Max x 3.17m Max)

Double bedroom with two windows to the rear elevation, radiator and telephone point.

Bathroom (6' 1" Max x 5' 7" Max) or (1.85m Max x 1.71m Max)

With suite comprising of low flush wash hand basin, bath with mixer shower over and heated towel rail.

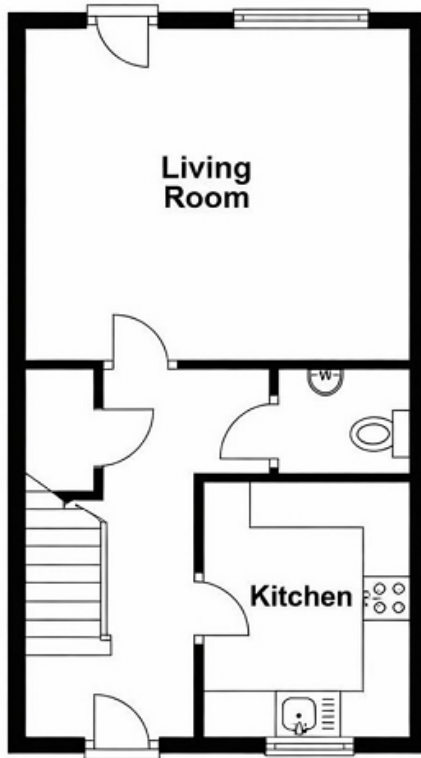
Outside

To the front of the property there is a allocated parking with two off road parking spaces and shared rear access. The rear garden is mainly laid to lawn with patio, shed and fence surround.

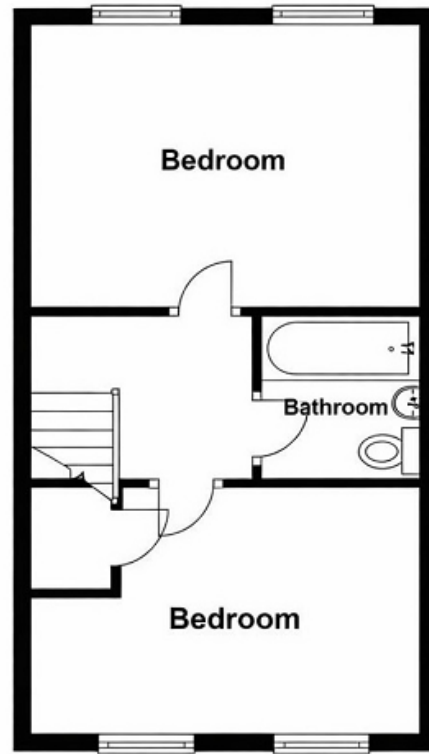




Ground Floor



First Floor



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, 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.



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