

CASTLE ESTATES

1982

**** 55% SHARED OWNERSHIP PROPERTY ** A BEAUTIFULLY PRESENTED TWO BEDROOMED SHARED OWNERSHIP PROPERTY SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION.**



**37 QUARRY VIEW CLOSE
HUNCOTE LE9 3EH**

55% Shared Ownership £137,500

- 55% Shared Ownership
- Two Double Bedrooms
- Downstairs W/C
- Ideal First Time Buy
- Cul De Sac Location
- Family Bathroom
- Allocated Parking
- Living Room



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Situated in the charming village of Huncote, this delightful property on Quarry View Close offers an excellent opportunity for first-time buyers. Built in 2011, this modern home boasts a well-designed layout, encompassing 783 square feet of comfortable living space.

The property features a welcoming reception room, perfect for relaxing or entertaining guests. With two spacious bedrooms, there is ample room for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents along with the downstairs cloakroom.

One of the standout features of this home is the 55% shared ownership option, making it an attractive choice for those looking to step onto the property ladder without the full financial burden. The village location provides a peaceful atmosphere, while still being within reach of local amenities and transport links.

Council Tax Band & Tenure

Blaby Council - Band B

This property is a 55% shared ownership property with a rent of £259.49 and a service charge of £17 per month. 125 year lease with 110 years remaining.

Hallway

4'3" x 4'5" (1.30m x 1.35m)

To the front of the property with modern front door with double glazed window, wood laminate flooring, double panel central heating radiator, consumer unit, thermostat.



Living Room

11'5" x 9'10" (3.48m x 3.02m)

With two double glazed windows to front and side elevation, double panel central heating radiator to front elevation, tv ariel point, carpeted.



Kitchen Diner

10'9" x 12'5" (3.28m x 3.81m)

With double glazed upvc window to rear elevation, contemporary fitted kitchen with matching base and wall units, lino flooring, fitted basin with mixer tap, appliance space for fridge freezer and undercounter space with plumbing for washing machine, fitted oven with electric hob, stainless steel backsplash and extractor hood. Large understairs storage cupboard, spotlights and pendant light fitting over dining area, double panel central heating radiator.



Downstairs W/C

3'6" x 5'10" (1.07m x 1.78m)

With feature lino flooring, extractor fan, pedestal sink with tile backsplash, w/c, white central heating towel rail.



Rear Entrance

4'1" x 3'10" (1.27m x 1.17m)

With modern rear door with windows to garden, feature lino flooring, double panel central heating radiator.



Landing

6'0" x 6'9" (1.83m x 2.06m)

Carpeted open landing leading to both double bedrooms and family bathroom, with double panel central heating radiator, large airing cupboard with water tank, loft access.



Bedroom One

14'9" x 9'1" (4.50m x 2.77m)

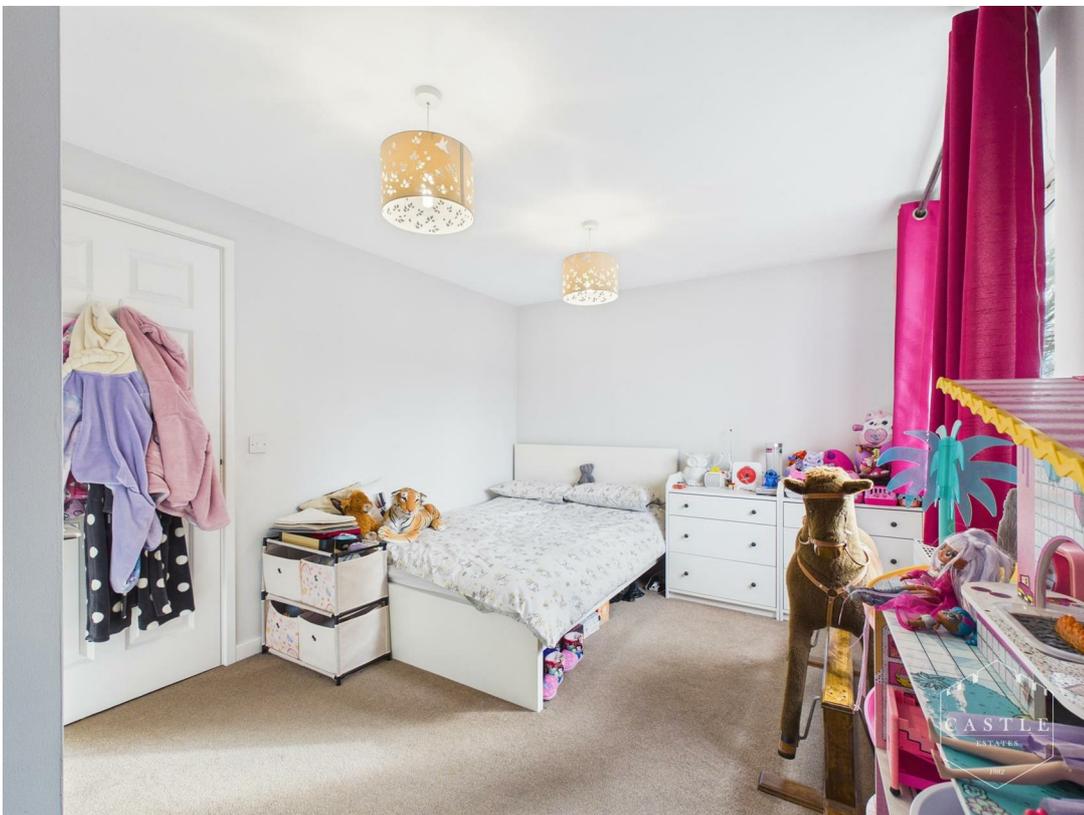
To the rear elevation with upvc double glazed window, carpeted floor, tv ariel point, double panel central heating radiator.



Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

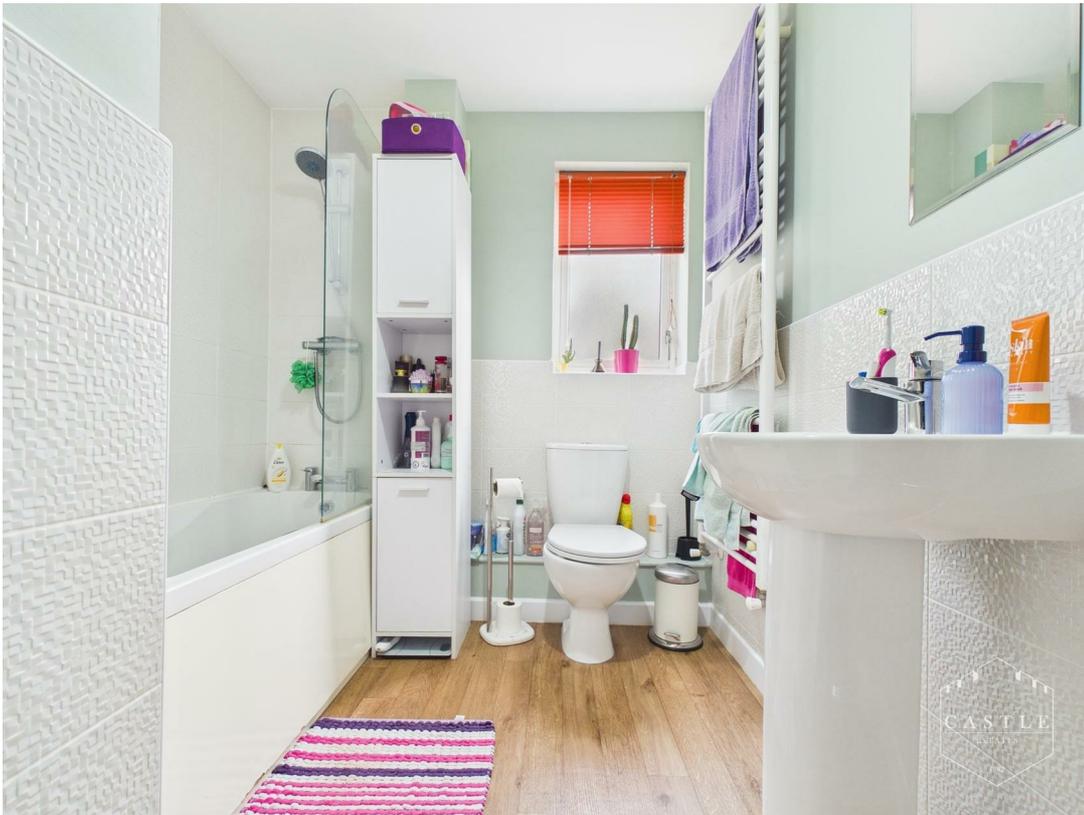
To the front elevation with upvc double glazed window, carpeted flooring, large storage cupboard with clothes rail over stairs, double panel central heating radiator.



Family Bathroom

7'6 x 6'8 (2.29m x 2.03m)

With frosted double glazed upvc window to side elevation, wood laminate flooring, fitted bath with shower over and tile surround, half tile surround room, pedestal basin with mixer tap, fitted w/c, extractor fan, white central heating towel rail.



Outside

With allocated parking to the front of the property, side access via a timber gate leading into rear garden which is fully enclosed. Slabbed patio area with mature lawn area, timber garden shed.



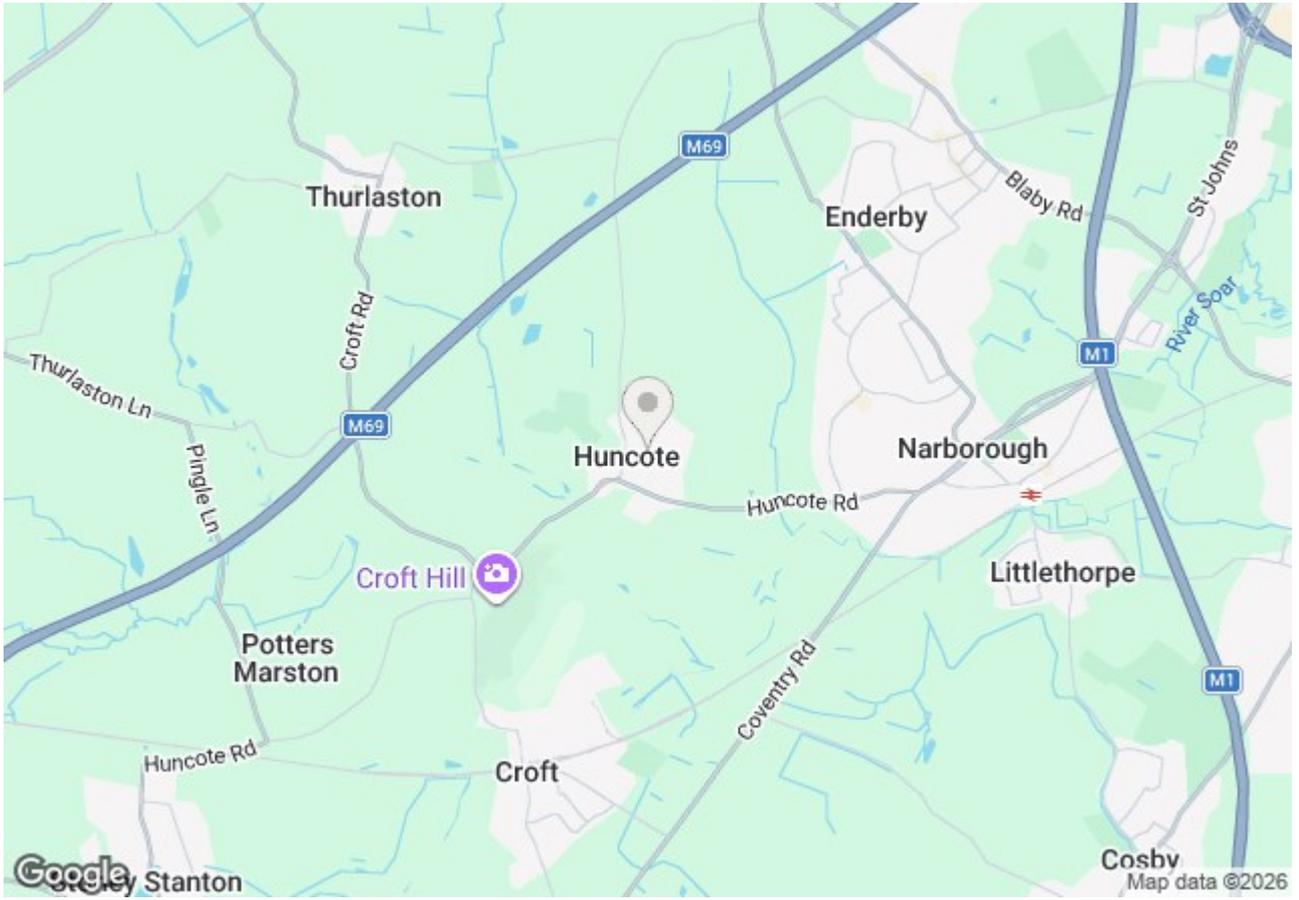


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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(81-91) B		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
725 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
