

21 Bindley Close

| LE65 1ND | 15% Shared Ownership £45,000

ROYSTON & LUND

- *** Asking Price: £45,000 15% Shared Ownership ***
- Popular Location of Ashby-de-la-Zouch
- Ground Floor WC & Utility Area
- Close to Numerous Amenities
- Close to Numerous Transport Links
- Three Bedroom Semi Detached Home
- First Floor Family Bathroom
- Driveway & Rear Garden
- Council Tax: C // EPC: B
- Leasehold

















*** Asking Price: £45,000 - 15% Shared Ownership ***

This beautifully presented three-bedroom semi-detached home offers bright, well-proportioned accommodation, a contemporary kitchen/dining room and an enclosed rear garden. With neutral décor throughout and off-road parking to the front, the property would be an ideal choice for first-time buyers or a growing family.

The entrance hall provides access to the living room, with stairs rising to the first floor. The spacious living room enjoys a front-facing window, allowing plenty of natural light into the room and creating a comfortable setting for relaxing and entertaining.

To the rear, the contemporary kitchen/dining room is fitted with a range of grey wall and base units, complemented by ample worktop space, a built-in oven and a gas hob with an extractor above. There is space for a dining table, while a rear door provides direct access to the garden. An adjoining utility area offers space for laundry appliances, with a convenient ground floor WC completing the accommodation.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a single. The third bedroom also offers flexibility for use as a home office or nursery. All bedrooms are served by a modern family bathroom fitted with a bath with a shower overhead and glass screen, a wash basin and a WC.

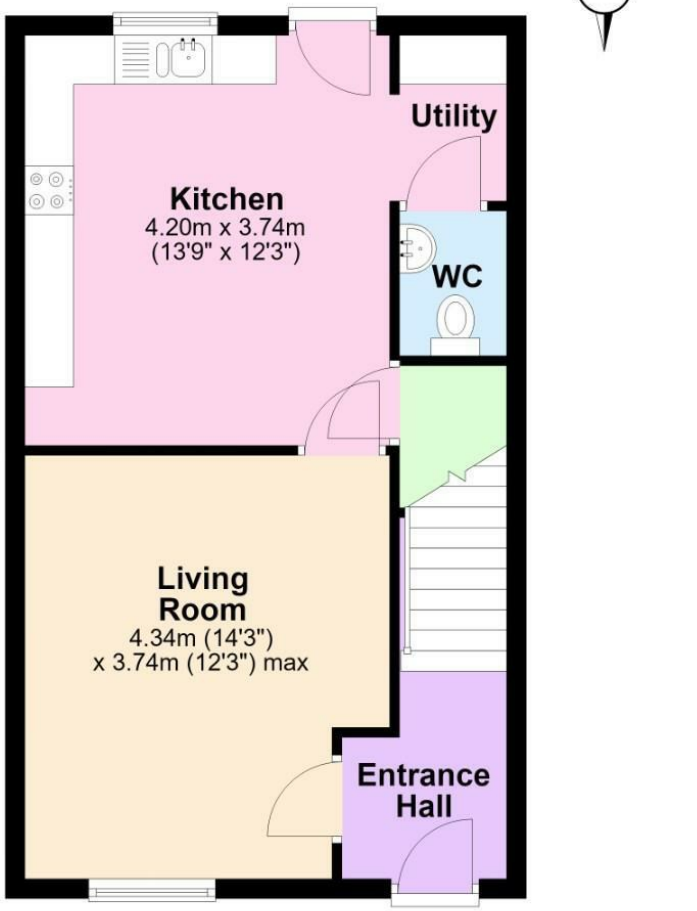
Externally, the property benefits from driveway parking to the front, with planting borders and a paved pathway leading to the entrance. The enclosed rear garden is predominantly laid to lawn, with a paved patio area and gated side access. Timber fencing defines the boundaries, while mature trees beyond provide a pleasant green outlook. Solar panels are also fitted to the rear roof slope.

*Buyers Note: Property is subject to Estate Charge. Please check with solicitors for further information. The monthly rent is £560.03 with a monthly service charge of £26.32.

Leasehold

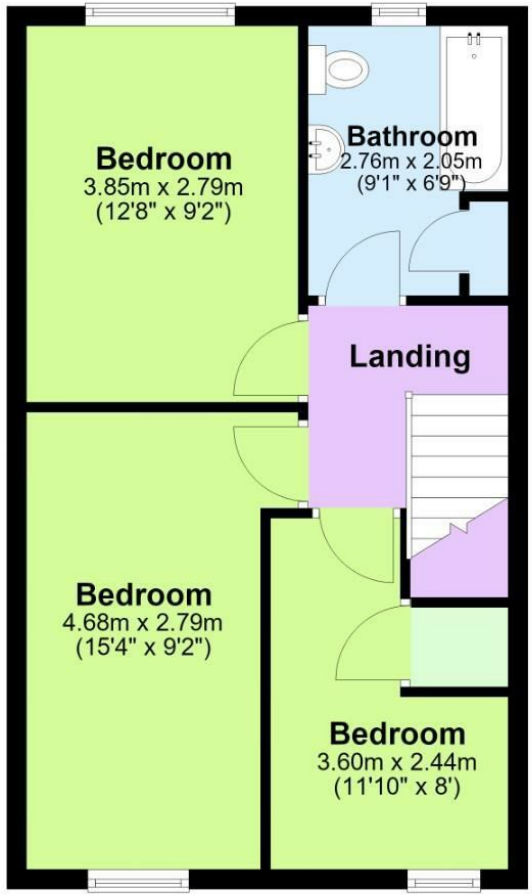
Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)

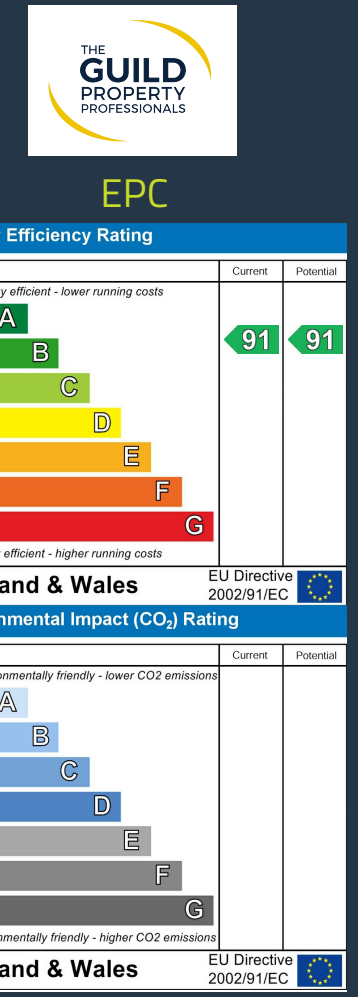


First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 85.3 sq. metres (918.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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