Ground Floor

Kitchen	4.82m x 2.93m	15' 10" x 9' 8"
Living Room	4.82m x 2.81m	15' 10" x 9' 3"
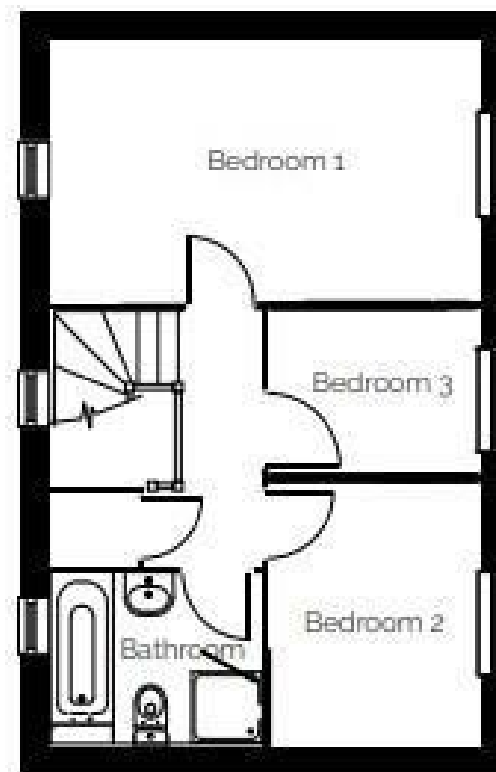
First Floor

Bedroom 1	4.82m x 2.92m	15' 10" x 9' 7"
Bedroom 2	2.96m x 2.33m	9' 9" x 7' 8"
Bedroom 3	2.33m x 1.87m	7' 8" x 6' 2"

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Muir Housing Group are delighted to present Fletton Folly in Great Haddon. This development includes a range of 3 bedroom townhouses and semi-detached homes developed by Countryside Homes

Each new build home had been carefully designed to offer spacious practical fitted kitchens, comfortable living spaces well planned bedrooms and attractive exteriors. Every aspect of your new Muir home is carefully finished to the highest standard. The scheme includes vehicular and pedestrian accesses, public open space and landscaping.

Fletton Folly is situated between Hampton and Yaxley and will form part of a new and thriving community with provisions for retail space, multiple primary schools, a secondary school, community facilities and more than 132 hectares of open space, making it perfect for families.

Great Haddon is a charming village situated between Hampton and Yaxley. Fletton Folley, boarders with open fields and meadows and is just a few minutes from Crown Lakes Country Park, which boasts dedicated cycleways and footpaths as well as a large leisure lake which makes it great for families that favour the outdoors.

Yaxley village located just one mile away boasts a range of local amenities such as independent shops, pubs, doctors, dentist and both primary and secondary schools. Peterborough is located within 5 miles and boasts extensive shopping facilities as well as a train station allowing you to reach London Kings Cross by train in 50 minutes.

Full Market Value 3bedroom Townhouse - £ 350,000

Full Market Value 3bedroom Semi-detached house - £335,000

40% Share Value: 3bedroom Townhouse - £140,000

40% Share Value 3bedroom Detached house - £134,000

Rent on unowned share 3bedroom Townhouse - £481.25

Rent on unowned share 3bedroom Detached house - £460.63

Service Charge: £22.64 PCM

Council Tax: Council tax bands are often not released until the property is complete.

Fitted kitchen with Oven, Hob and Extractor provided
EV Car charging points
Luxury vinyl floor to kitchen & bathroom
Downstairs cloakroom
Two car parking spaces
Turfed and fenced rear garden
Cycle Sheds
Double Glazing
Air Source Heat Pumps
Heated towel rail in family bathroom
Outside taps
En-suite bathroom (Enderby Plots only)
10 Year New Home Guarantee
250 year lease term

Have a combined household income under £80,000 per annum
Not already own a property, or part of a property, at the time of completing on your purchase
Be unable to purchase a suitable home to meet your housing needs on the open market.
Information on Shared Ownership;
If you can't afford the mortgage on 100% of a home, Shared Ownership offers you the chance to buy a share of your home (between 40% and 75%) and pay rent on the remaining share. You could buy bigger shares when you can afford to do so which is referred to as 'staircasing' and the more shared you own, the less rent you pay. Muir Housing Group offer 'staircasing' to 100% ownership.

Management and estate charges apply.

* Images are representative only