



**HENDERSON
CONNELLAN**
ESTATE AGENTS

16 Kimble Close,
Shared Ownership £110,250

🛏️ 2 🚿 1 🚗 1



“45% Shared Ownership!”

Situated on the popular Wellington Place development and built by the reputable builder William Davis in 2021, this fantastic modern property boasts a high standard finish throughout, two double bedrooms, off road parking and is offered for sale at 45% shared ownership!

The property is offered for sale with NO CHAIN and the rent on the remaining 55% share is £303.44pcm with Longhurst Group.

The property is of a leasehold tenure with 999 years from 2022 with approximately 998 years remaining. There is a service charge for the development is £17.50pcm and buildings insurance of £8.58pcm. The management charge for the development is £22.99pcm.

Popular residential location close to the neighbouring countryside, open greenspace and within very close walking distance of the canal basin offering fantastic walks. The property is also conveniently located on the periphery of Market Harborough within walking distance of the town centre, train station, local amenities and offers easy access to the A6.

Entrance is gained through the composite front door into a welcoming entrance hall with attractive patterned flooring and stairs rising to the first floor.

Beautifully appointed living room featuring an immaculate decor with high quality carpets and a window to the front elevation with a south facing aspect.

Well-presented kitchen/dining room boasting timber effect tiled flooring, space for a dining table and chairs, access to a separate guest WC and a door leads out to the rear garden.

The kitchen comprises a host of high gloss eye and base level units, a roll top work-surface with a matching up-stand, LED ceiling spotlights, a one and a half bowl sink with a mixer tap and draining board. There is also a Hotpoint single oven, a four ring gas hob, space for a washing machine and a fridge/freezer and a cupboard houses the modern Ideal combi boiler.

Guest WC comprising timber effect flooring, a wall hung wash hand basin and a low-level WC.

Stairs rise to the first floor landing with access to the two bedrooms, the bathroom, and a loft hatch.

Both bedrooms are double in size and in excellent decorative order with attractive white slatted fitted blinds.

The main bedroom is positioned to the rear elevation overlooking the garden, and bedroom two benefits from a storage cupboard which could easily be converted into a built-in wardrobe.

Modern bathroom boasting tiled effect flooring, porcelain wall tiles, LED ceiling spotlights and a white two-piece suite to include a panel enclosed bath with a Bristan shower over, a pedestal wash hand basin and a low-level WC.

Nestled within a desirable cul de sac the property is neatly set back from the road, featuring an attractive frontage with off road parking for two cars, and a pathway to the front door.

The rear garden features a generous lawn, a patio area, and a pathway to the top of the garden leads to a secure timber gate.





- Living Room - 4.72m x 2.92m (15'6" x 9'7") max
- Kitchen/Dining Room - 3.89m x 3.35m (12'9" x 11'0")
- WC - 1.93m x 0.89m (6'4" x 2'11")
- Main Bedroom - 3.76m x 3.12m (12'4" x 10'3") max
- Bedroom Two - 3.25m x 2.79m (10'8" x 9'2") max
- Bathroom - 2.31m x 1.93m (7'7" x 6'4")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(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	



63 High Street, Market Harborough, Leicestershire, LE16 7AF

