



Bailey Close | | Kibworth Harcourt | LE8 0XG

**50% Shared Ownership £157,500**

**FAULKNER MADDEN**

FM Residential | SO Moves



## Key features

- New to Market
- 3 Bedroom Semi Detached Family Home
- Lovingly Kept and Well presented
- Rear Access to Garden
- 50% Shared Ownership
- Monthly Rent £451.71
- Monthly Service Charge £26
- Monthly Building Insurance £13.64
- Monthly Lease Management Fee £26.23
- Total Monthly Cost Before Mortgage £517.58

This beautifully presented three-bedroom semi-detached home, located on the desirable Harcourt Gardens development in Kibworth Harcourt, offers contemporary living in a charming village setting. Built in 2018 by award-winning developer Mulberry Homes, the property is available on a shared ownership basis (minimum 50% share), making it a fantastic opportunity for first-time buyers and growing families alike. Tucked away in a peaceful cul-de-sac, the home features: Three well-proportioned bedrooms, Bright, open-plan living/dining room with French doors leading to a west-facing garden. Stylish kitchen/diner with high-gloss units, integrated Bosch appliances, and a four-ring gas hob, Modern family bathroom and ground floor WC, Private, low-maintenance rear garden with patio and lawn. Driveway parking for two vehicles. Side access and part-boarded loft for storage

### Scope for Future Growth

This home also offers exciting potential to extend to the rear or convert the attic (subject to planning permission), giving buyers room to grow as their needs change.

### Superb Location

Kibworth Harcourt is a picturesque conservation village known for its strong community, excellent pubs, independent shops, and Ofsted-rated schools including Kibworth Primary and The Kibworth School. Market Harborough and Leicester are within easy reach, with direct trains to London St Pancras in under an hour from nearby stations.

### Why Shared Ownership?

Shared ownership allows you to purchase a share of the property (starting at 50%) and pay a subsidised rent on the rest, making homeownership in this highly sought-after village more accessible.

Contact us today to arrange your viewing and step into your next chapter in Kibworth Harcourt.



### Shared Ownership Details:

To buy a Shared Ownership home, you must meet certain eligibility criteria: be at least 18 years old, have an annual household income under £80,000 (or £90,000 in London), not own another home (or be in the process of selling it), be unable to afford a suitable home on the open market, not be in mortgage or rent arrears, and have a good credit history. The scheme is open to first-time buyers and others, with homes available on a first-come, first-served basis since 2016.

For Heylo Housing applications, you need: a Budget Planner from an IFA, photo ID, a recent utility bill, 3 months of payslips and bank statements, proof of deposit funds, a mortgage decision in principle or IMA form, and permission for a hard credit search.

Housing Association: Heylo Housing

Share Offered: 50%

Monthly Rental: £451.71

Monthly Estate Management Charge: £26.00

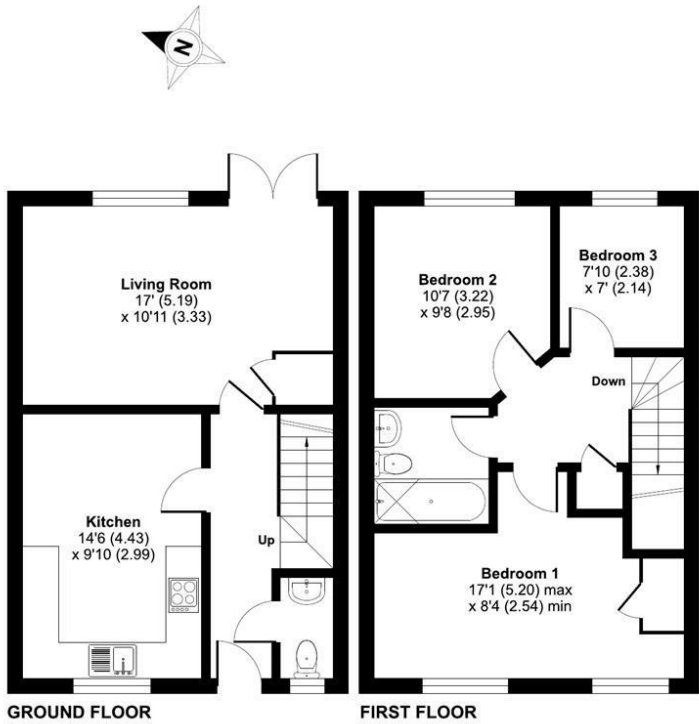
Monthly Lease Management Fee to HA: £26.23

Total Monthly Cost Before Mortgage £503.94

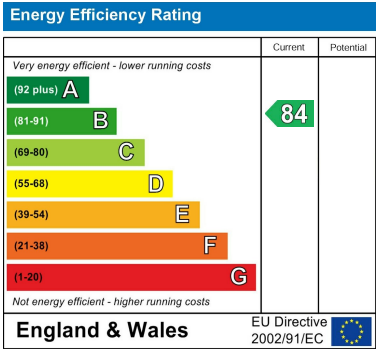


Bailey Close, Kibworth Harcourt, Leicester, LE8

Approximate Area = 884 sq ft / 82.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for So Moves. REF: 1303638



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