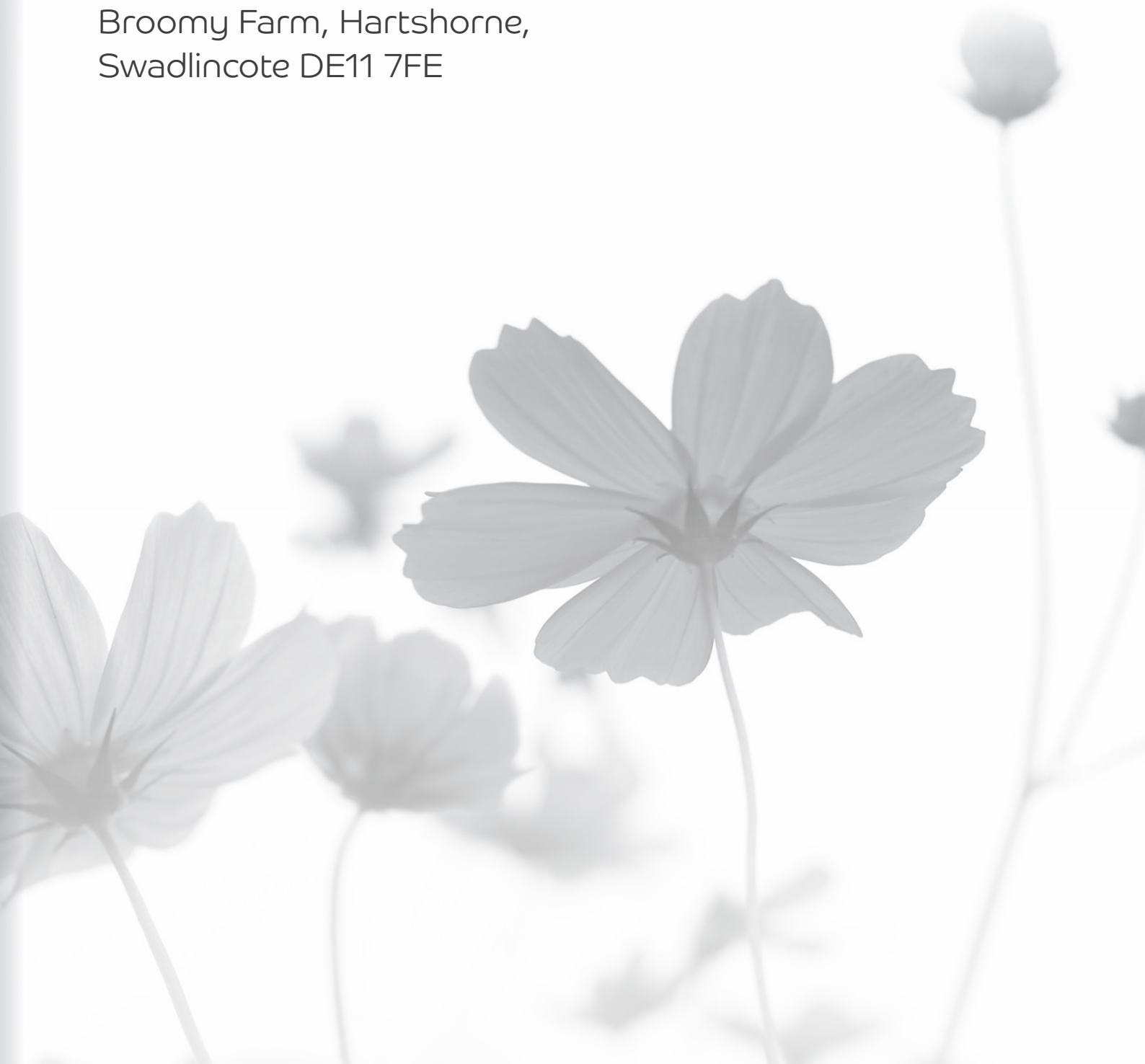


Hartshorne View

Broomy Farm, Hartshorne,
Swadlincote DE11 7FE





Desirable, yet affordable, Hartshorne View features a mixture of brand new two and three bedroom homes available on a Shared Ownership basis.

The development is well-situated for transport links and offers a number of options for commuters and families alike. Burton-on-Trent train station, just over 6 miles away, provides trains into Birmingham, Derby and Nottingham while Leicester and Nottingham are just over 25 miles away

There are a range of local amenities such as schools, local shops, take away restaurants and public houses in the vicinity and in Swadlincote (approx 3 miles away) there are also a variety of other large supermarkets, a cinema and a range of eateries to suit most tastes.

Less than three miles away is the Conkers indoor and outdoor adventure playground, where there are more than 120 acres of woodland, lakes, walks, and adventure play areas.



The Staunton
2 Bedroom semi detached home
Shared ownership

hello homes (part of emh group) are pleased to offer these two bedroom houses for sale on a Shared Ownership basis.

The property briefly comprises of: Entrance hallway, w/c with wash hand basin and splash back tiling, fitted kitchen with a range of base and wall units, rolled edge worktop, built in stainless steel gas hob and electric oven and chimney hood extractor fan, lounge.

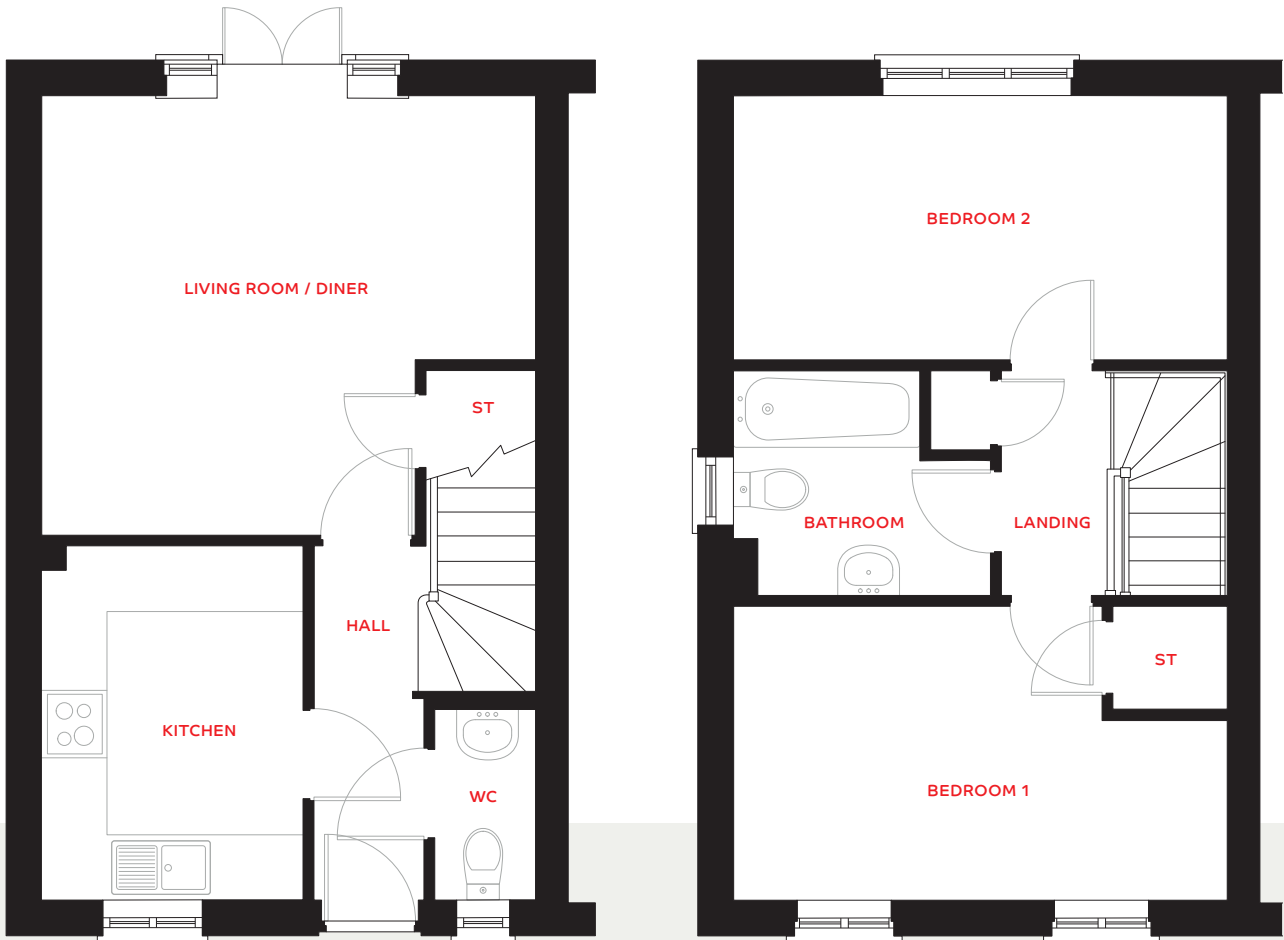
To the first floor there are two bedrooms and a family bathroom with splashback tiling, a 3 piece suite comprising, wash hand basin, w/c and a bath with a shower over and a glass shower screen.

To the rear of the property there is a rear garden which is laid to lawn. Outside there is off road parking.

Our homes come with the following features and specifications:

- ▶ 2 Bedrooms
 - ▶ Fitted kitchen
 - ▶ Living room / diner
 - ▶ Rear garden
 - ▶ Fitted bathroom and W/C with chrome heated towel rail
- ▶ Built in stainless steel oven, hob and extractor hood
 - ▶ Vinyl flooring in Bathroom and W/C
 - ▶ Off road parking
 - ▶ Turfed garden
 - ▶ Gas central heating

Plots 8, 13, 43, 58, 59 & 102



Some plots will be handed (mirror opposite) from shown on the floor plan. Your Sales & Marketing Officer can provide details on those concerned.

GROUND FLOOR		FIRST FLOOR	
Kitchen	Living Room / Diner	Bedroom 1	Bedroom 2
2.40m max x 3.25m max	3.98m max x 4.54m max	2.70m max x 4.54m max	2.46m max x 4.54m max



The Fradley
3 Bedroom semi detached and end terrace home
Shared ownership

hello homes (part of emh group) are pleased to offer these three bedroom houses for sale on a Shared Ownership basis.

The property briefly comprises of: Entrance hallway, w/c with wash hand basin and splash back tiling, Lounge, fitted kitchen with a range of base and wall units, rolled edge worktop, built in stainless steel gas hob and electric oven and chimney hood extractor fan.

To the first floor there are three bedrooms and a family bathroom with splashback tiling, a 3 piece suite comprising, wash hand basin, w/c and a bath with a shower over and a glass shower screen.

To the rear of the property there is a rear garden which is laid to lawn. Outside there is off road parking.

Our homes come with the following features and specifications:

- ▶ 3 Bedrooms
 - ▶ Fitted kitchen diner
 - ▶ Living room
 - ▶ Rear garden
 - ▶ Fitted bathroom and W/C with chrome heated towel rail
- ▶ Built in stainless steel oven, hob and extractor hood
 - ▶ Vinyl flooring in Bathroom and W/C
 - ▶ Off road parking
 - ▶ Turfed garden
 - ▶ Gas central heating

Plots 44, 97 & 98



Some plots will be handed (mirror opposite) from shown on the floor plan. Your Sales & Marketing Officer can provide details on those concerned.

GROUND FLOOR		FIRST FLOOR		
Kitchen / Diner	Living Room	Bedroom 1	Bedroom 2	Bedroom 3
3.71m x 4.64m max	3.72m x 5.07m max	3.05m x 4.64m max	2.50m x 3.80m max	2.05m x 3.05m max

Say...
hello[®]
to your brand new
Shared Ownership home



To register your interest call hello
homes on **0300 123 0918** (local call rate)
E. hellohomes@emhgroup.org.uk
or visit www.hellohomes.org.uk

Shared ownership...

Shared ownership is a part buy-part rent scheme which makes buying your own home affordable. Shares can be purchased from 40% to 75% (this is based on 5% increments, dependent on affordability and approval of eligibility for the Shared ownership Scheme by Help to Buy Midlands).

Shared ownership allows you to purchase a share in a brand new home whilst paying a subsidised rent on the remainder. Once you have lived in the property for 12 months you can purchase additional shares if you want to. This is called staircasing. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!



**NATIONAL
HOUSING
FEDERATION**

With funding from the Ministry of Housing,
Communities and Local Government
www.gov.uk/homes-england



PLEASE NOTE: These particulars have been prepared in all good faith to give a fair overall view of the properties. Images shown are for illustrative purposes only, elevations and treatments may vary. Site plans are for orientation purpose only and all surfaces, landscaping and layouts should be checked with the Sales Department at the time of reservation. Parking arrangements and boundaries should also be checked prior to reservation. Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. This brochure and the information contained in it does not form part of any contract, and while reasonable care has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is given in that regard. House designs and layouts are representative only and may change. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Overall dimensions are usually stated and there may be projections into these. The specifications listed are the anticipated specifications at the time this brochure was prepared, but may be subject to change during construction so final finishes could vary. Computer generated images and photos are indicative only. Neither the agents nor any person in their employ has any authority to make or give representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).

If any points are particularly relevant to your interest in a property or development please ask for further information from the Sales and Marketing Department: hellohomes@emhgroup.org.uk or call 0300 123 0918

hello homes has a policy of continuous improvement and reserves the right to change specifications, designs, floor plans and site plans at any time. hello homes is part of East Midlands Housing Group Limited.