

2 Bedroom House

Waltonbrook | Burton on the Wolds | Alford

£112,000

Full Description

2 bed 2 bathroom

The Alford: A 2-Bedroom Semi-Detached Home at Waltonbrook

emh Sales is delighted to offer **The Alford**, a contemporary **2-bedroom semi-detached home** at Waltonbrook, an exciting new development by Owl Homes in Burton on the Wolds. The heart of the home is its impressive **open-plan kitchen, dining and living area**, designed to suit modern lifestyles. Whether you're hosting family and friends, enjoying a quiet evening or working from home, this versatile space adapts to your needs. French doors lead directly to the private rear garden, creating a seamless connection between indoor and outdoor living. Complete with off-road parking and an electric vehicle charging point, The Medford combines modern convenience with village living.
Your Path to Homeownership with Shared Ownership
The full market value of **Plots 58 & 59** is **£280,000**. Homes are available through **New Model Shared Ownership**, allowing you to purchase a share of the property and pay rent on the remaining share. Shared Ownership can make homeownership more accessible with a smaller deposit and lower initial monthly costs.

- Purchase shares from 10% to 75%
- Flexible staircasing options to increase your share over time
- 10-year repair and maintenance support on eligible new-build homes
- 990-year lease for added peace of mind

The price shown is based on a **40% share (£112,000)**. Shares are available from **10% to 75%**, subject to affordability and eligibility criteria. Shared Ownership gives you the opportunity to increase your share in the future and work towards owning your home outright.

About Waltonbrook and Burton on the Wolds

Waltonbrook is a brand-new community located in the picturesque village of **Burton on the Wolds**, surrounded by the beautiful North Leicestershire countryside. Offering a balance of rural charm and modern convenience, the area is ideal for those looking to enjoy village life while remaining well connected. The village benefits from a welcoming community atmosphere and local amenities, including a pub, village hall and primary school. For a wider range of shopping, dining and leisure facilities, the popular market town of **Loughborough** is only a short drive away. Excellent transport links make commuting straightforward, with easy access to the A6 and A46 connecting to Leicester, Nottingham and beyond. Loughborough railway station also provides regular services to major towns and cities across the country. With open countryside, scenic walking routes and convenient access to everyday amenities, Burton on the Wolds offers an attractive setting for a range of buyers.

Start Your Shared Ownership Journey

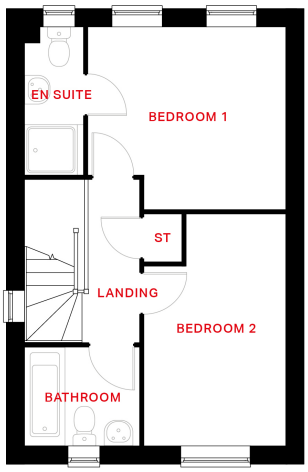
The Medford offers an exciting opportunity to purchase a brand-new home through Shared Ownership. Whether you're buying your first home, moving for more space or looking to put down roots in a thriving village community, Shared Ownership could help make your move more affordable. **Check your eligibility and take the first step towards owning your new home at Waltonbrook.**
Apply Here **Note:** The price displayed represents a 40% share of the full market value of £280,0000. Shares are available from 10% to 75%, subject to an affordability assessment. Please refer to the Key Information Document for full details of share purchase prices, rent and ongoing costs.

Features

- New build two-bedroom home with two double bedrooms
- Open-plan kitchen, dining and living area with French doors opening onto the rear garden
- En suite to the main bedroom
- Contemporary family bathroom
- Stylish fitted kitchen with upgraded specification and composite sink
- Integrated Bosch oven, hob and extractor hood
- Energy-efficient gas central heating and solar PV panels
- Electric vehicle charging point
- Private rear garden laid to turf
- Off-road parking for two vehicles
- 10-year NHBC warranty

Location

Floorplans

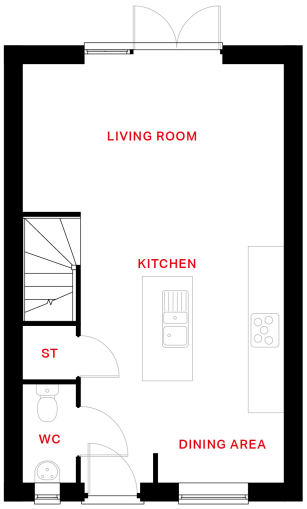


SECOND FLOOR

Bedroom 1
3.52m x 3.22m

Bedroom 2
2.51m x 4.13m

Floorplans



GROUND FLOOR

Living Room
4.63m x 2.91m

Kitchen
3.60m x 2.82m

Dining Area
2.22m x 1.73m