



**Primrose Way, Queniborough**  
Leicester, Leicestershire, LE7 3UJ



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 £225,000

Occupying a tucked away position on the exclusive 'Rearsby Gardens' retirement development in Queniborough, this particular two bedroom bungalow for over 60's (Or Over 55's if Retired Through Disability) enjoys a cul de sac position with a lawned frontage and low maintenance gravelled and paved garden to the rear, as well as boasting a carport providing off road parking. A perfect option for those looking to downsize to single storey living, the accommodation includes an entrance hall, lounge diner with bay, breakfast kitchen, two bedrooms, conservatory and a shower room. Available with no upward chain, an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
88	70	A	B
81-87	61-69	B	C
72-80	52-60	C	D
63-71	43-51	D	E
54-62	35-42	E	F
45-53	27-34	F	G
35-44	19-26	G	
1-34	1-18		

England & Wales EU Directive 2002/91/EC



### General Comment

The Rearsby Gardens retirement development in Queniborough is an exclusive selection of properties which are found in a desirable Charnwood village location, offering a perfect choice for those looking for a combination of independence, peace/privacy and helpful assistance if required. Managed by Midland Heart, the community offers non-resident management staff and maintained communal lounge and gardens, with frequent social activities and a bus stop only 400 yards away giving easy access into Syston centre. The development is specifically designed for people over 60 years of age, or 55 plus if retired through disability.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with carpet flooring, the entrance hall gives access to the majority of the accommodation. With a built in airing cupboard, hatch to the loft space and a central heating radiator.

#### Lounge Diner

14'7" x 13'2" (4.45m x 4.01m)

Affording space for both comfortable sitting and formal dining, there is a bay window overlooking the front elevation as well as a second front elevation window allowing ample natural light to flood the room. With carpet flooring, central heating radiator, TV point, feature fireplace and a door leading to the:

#### Breakfast Kitchen

9'9" x 7'3" (2.97m x 2.21m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset ceramic sink and drainer unit with mixer tap, wall mounted 'Potterton' boiler, space for fridge freezer, cooker and washing machine. Enjoying the use of a fold up breakfast bar, there is also a central heating radiator and window overlooking the front elevation.

#### Bedroom One

10'1" x 14'3" (3.07m x 4.34m)

A double room featuring built in wardrobes, with carpet flooring and a central heating radiator. A sliding door leading to the:

#### Conservatory

7'2" x 8'1" (2.18m x 2.46m)

The conservatory is a fantastic addition to the accommodation providing additional living space, with carpet flooring, dual aspect glazing and french doors which open out into the low maintenance rear garden.

#### Bedroom Two

10'1" x 6'5" (3.07m x 1.96m)

A practical second bedroom offering a window to the rear elevation, carpet flooring and a central heating radiator.

### Shower Room

7'7" x 5'6" (2.31m x 1.68m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiled surrounds. With vinyl flooring, central heating radiator and a window overlooking the rear elevation.

### Outside

A particular feature of the property is the set back position along Primrose Way and therefore enjoying a feeling of privacy, where firstly you are greeted with a lawned frontage with a driveway running alongside to the carport. Gated access through the carport then leads to the low maintenance garden at the rear which offers both gravelled and paved areas, variety of plants and shrubs, outside tap and shed.

### To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue along and proceed out of Syston. Enter the village of Queniborough and pass the petrol station. Take an eventual right turning onto Syston Road and proceed along. At the cross roads, turn left onto Rearsby Road. Turn left onto Primrose Way where the bungalow can be found.

### Tenure & Council Information

We understand the property to be leasehold with vacant possession upon completion. Please call us for the lease details. Charnwood District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

### Referrals

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### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.





