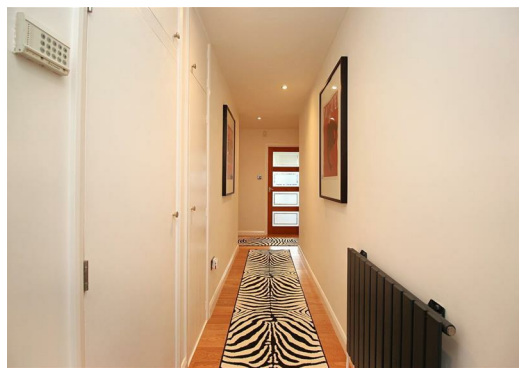




System Road, Queniborough

Leicester, Leicestershire, LE7 3FX

£425,000



Set along the popular Syston Road, fall in love with this two/three bedroom detached bungalow situated in highly desirable village of Queniborough. Benefiting from gas central heating and partial underfloor heating, the accommodation offers a contemporary finish throughout including an extended lounge diner with a feature multi fuel burner, third bedroom/study, kitchen leading to a utility room, two larger than normal double bedrooms with built in wardrobes, shower room and guest wc. Outside there is a driveway giving access to the garage, with a particularly private lawned garden at the rear featuring a recently constructed outbuilding with light and power. Perfect for those looking to downsize from a larger family home, an internal inspection is essential to truly appreciate the size and finish of the accommodation on offer.

Accommodation

Front entrance door opens into the:

Entrance Porch

With glazing to the side and a door leading to the:

Entrance Hallway

Enjoying the use of under floor heating, the entrance hallway gives access to the majority of the accommodation, with two useful storage cupboards and a hatch to the loft space with a ladder.

Extended Lounge Diner

27'2" x 12'11" max (8.30m x 3.96m max)

Enlarged by an extension to the rear and affording plenty of space for both comfortable sitting and formal dining, the reception room features a multi fuel burner, central heating radiator, velux window and folding doors which open to provide access into the rear garden. A door leads to the:

Bedroom Three/Office

9'6" x 6'11" (2.90m x 2.11m)

Currently being utilised as a third bedroom but would equally make a fabulous home office, there is a window to the rear elevation and wood effect flooring.

Kitchen

9'11" x 10'3" (3.04m x 3.13m)

Fitted with a range of wall mounted and base units with complementary unit lighting and granite work surfaces. Features include an inset 1.5 sink and drainer, space for cooker with a fitted extraction hood above and plumbing for a dishwasher. With a window to the rear elevation, spotlighting, tiled flooring and a door leading to the:

Utility Room

4'9" x 6'2" (1.45m x 1.89m)

Providing useful storage and space for a washing machine, the utility room enjoys under floor heating, a window to the side elevation, 'Baxi' boiler and a rear access door.

Bedroom One

14'10" x 12'4" max (4.54m x 3.76m max)

Featuring built in wardrobes, bedroom one is a comfortable double and offers a window to the rear elevation with a fitted blind. There is also wood effect flooring, TV point and a central heating radiator.

Bedroom Two

12'0" x 11'1" (3.66m x 3.38m)

Another double room offering built in wardrobes, window to the front elevation with fitted blinds and a central heating radiator.

Shower Room

4'2" x 8'10" (1.28m x 2.70m)

Fitted with a contemporary three piece suite comprising of a walk in shower, wash hand basin and wc, with complementary tiled walls and flooring. There is also a heated towel rail, window to the side elevation and spotlighting.

Guest WC

Fitted with a two piece suite comprising of a wc and wash hand basin, with complementary tiled surrounds, heated towel rail and a window to the side elevation.

Outside

Set along the popular Syston road in the desirable village of Queniborough, the plot firstly offers a driveway to the front providing off road parking and giving access to the attached garage. Gated access to the side leads to a particularly private mainly laid to lawn garden featuring a variety of plants and shrubbery to borders and a patio area adjacent to the accommodation ideal for outdoor entertaining. There is also an insulated outbuilding boasting light and power and measuring approximately 4m x 3m.

Garage

16'0" x 8'0" (4.89m x 2.45m)

With light, power, replaced roof, doors to the front and a side access door which in turn leads to the garden.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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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.

Money Laundering

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(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

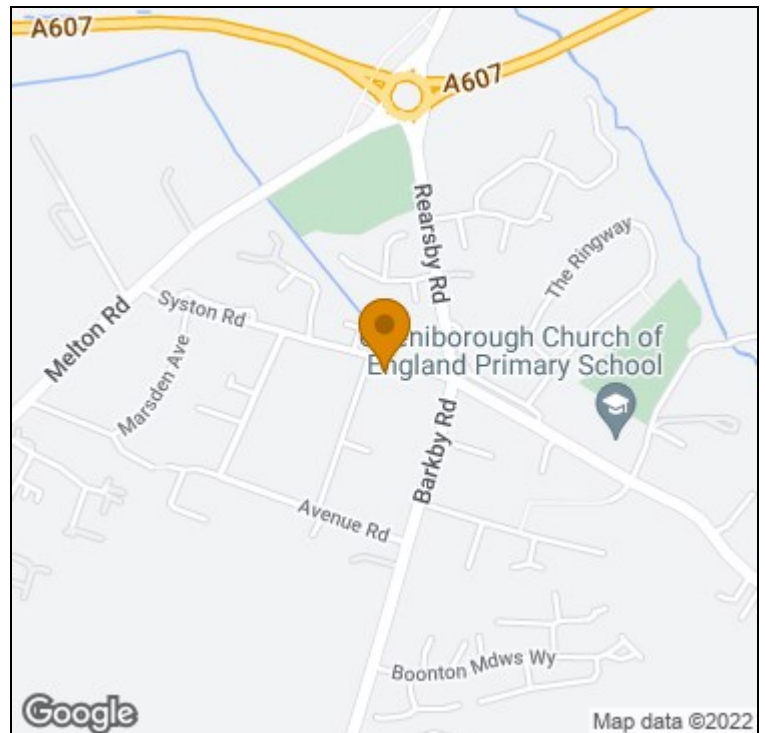
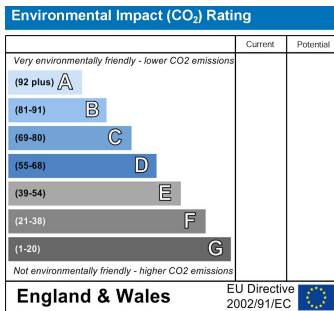
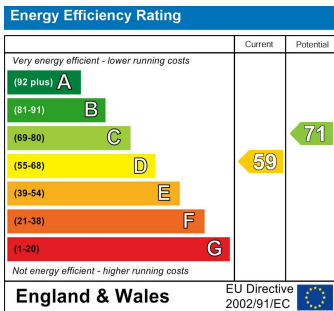
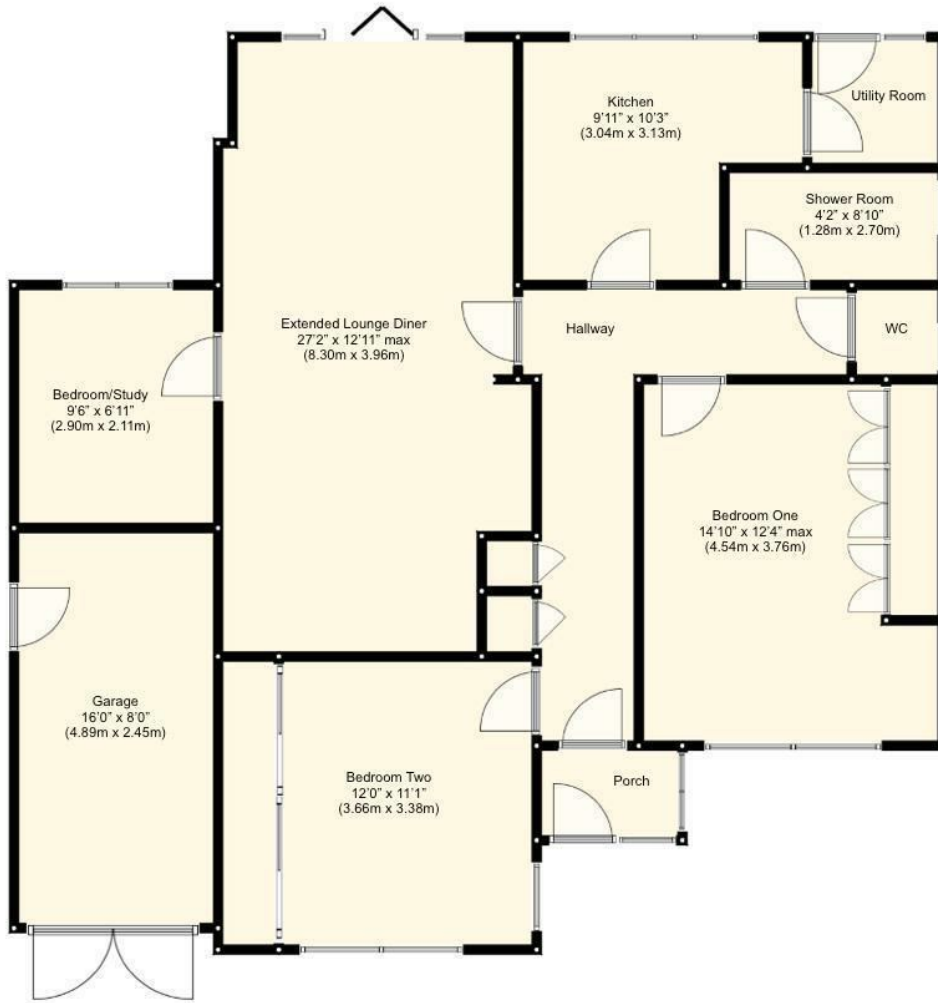
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If you have a house to sell then we would love to provide you with a free no obligation valuation.



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