



**Quenby Crescent, Syston**  
Leicester, Leicestershire, LE7 2BW

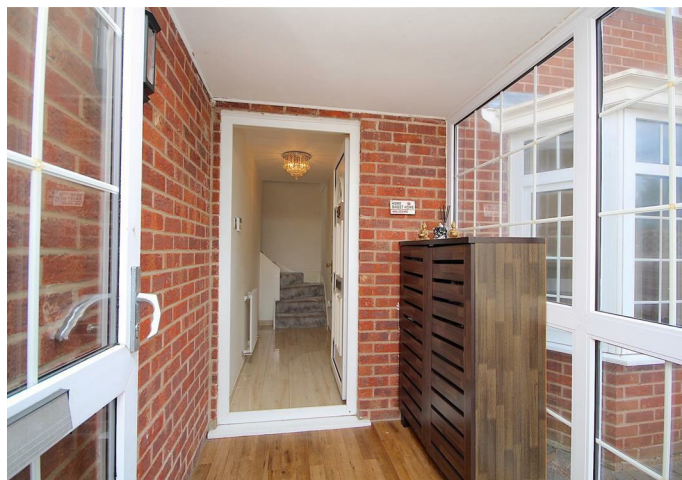
**NEWTON**FALLOWELL 

Quenby Crescent, Syston  
 Leicester, Leicestershire, LE7 2BW  
 Guide Price £400,000

Occupying a larger than normal plot providing off road parking for multiple vehicles, fall in love with this four bedroom detached home situated within this highly desirable location, perfect for growing families. Enjoying an upgraded central heating boiler (Fitted 2014) with HIVE heating, the much improved accommodation in more detail comprises an entrance porch and hall, full length 23ft lounge diner, conservatory, kitchen, ground floor WC, utility room and storage room/garage. Upstairs you will find four bedrooms and a contemporary bathroom. Outside there is a landscaped garden to the rear as well as a lean-to carport at the side installed in 2021. An early viewing is highly recommended to avoid disappointment.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	51		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



### Accommodation

Front entrance door opens into the:

### Entrance Porch

Providing the perfect place for coats and shoes, the useful entrance porch offers a window to the side elevation, wood effect flooring and a door leading to the:

### Entrance Hall

With a staircase rising to the first floor, continuation of the wood effect flooring, contemporary radiator and alarm panel. A glazed door leads to the:

### Lounge Diner

23'1" not into bay x 10'4" (7.04m not into bay x 3.15m)

Enjoying a walk in bay window to the front elevation with an upgraded roof (Sept 2021), the full length reception room offers space for both comfortable sitting and formal dining. With wood effect flooring, central heating radiators, rear elevation window, door to the kitchen and a door leading to the:

### Conservatory

8'9" x 12'0" (2.67m x 3.66m)

The conservatory is a fantastic addition to the accommodation providing extra downstairs space, perfect for use as a playroom or a second sitting area. With dual aspect glazing and french doors to the garden.

### Kitchen

10'7" x 8'5" (3.23m x 2.57m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in oven with 'Neff' hob and extractor hood above, inset 1.5 sink and drainer unit with mixer tap, integrated 'Bosch' dishwasher (Fitted Feb 2020) and an integrated 'Bosch' fridge (Fitted May 2019).

### Lobby Area

With a side access door to the lean-to, door to the utility and access to the:

### Downstairs WC

Re-fitted in 2016 with a contemporary two piece suite comprising a wc and wash hand basin with storage beneath, with complementary tiled surrounds. There is a window to the rear elevation and panel radiator.

### Utility Room

11'5" x 7'6" (3.48m x 2.29m)

Re-fitted with a contemporary range of units providing useful storage with space for appliances and a wall mounted Worcester Bosch boiler fitted in 2014. Access leads to the garage measuring 7'1" x 8'5" providing useful storage.

### First Floor Landing

Solid wood doors give access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring, built in cupboard with shelving, central heating radiator and a hatch to the loft space.

### Bedroom One

10'9" x 12'1" (3.28m x 3.68m)

A double room enjoying the use of built in wardrobes, with two windows to the rear elevation, carpet flooring and a central heating radiator.

### Bedroom Two

10'9" x 10'5" (3.28m x 3.18m)

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

### Bedroom Three

12'2" x 7'7" (3.71m x 2.31m)

With a window to the front elevation, carpet flooring and a central heating radiator.

### Bedroom Four

6'3" x 8'2" (1.91m x 2.49m)

Offering a window to the front, central heating radiator and carpet flooring.

### Family Bathroom

6'2" x 6'2" (1.88m x 1.88m)

Re-fitted in 2016 with a contemporary three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and wc, with complementary tiling. With spotlighting, panel radiator and an obscure window to the front elevation.



### Outside

Set back from the road, a particular selling feature of the accommodation is the larger than normal frontage providing off road parking for multiple vehicles and giving access to the integral garage. Gated access leads to the lean-to carport installed in May 2021 which leads to the landscaped rear garden enjoying a patio area adjacent to the accommodation, ideal for outdoor entertaining. With a lawned area, planted borders, outside tap and socket and fencing to boundaries.

### To Find The Property

From our office on Melton Road in Syston proceed north and turn sharp right at the mini-roundabout onto Barkby Road. Continue along. Turn left onto Quenby Crescent where the property can be found.

### Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough 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.

### 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 Ashley Mellors, 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.





### 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 firm's 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.

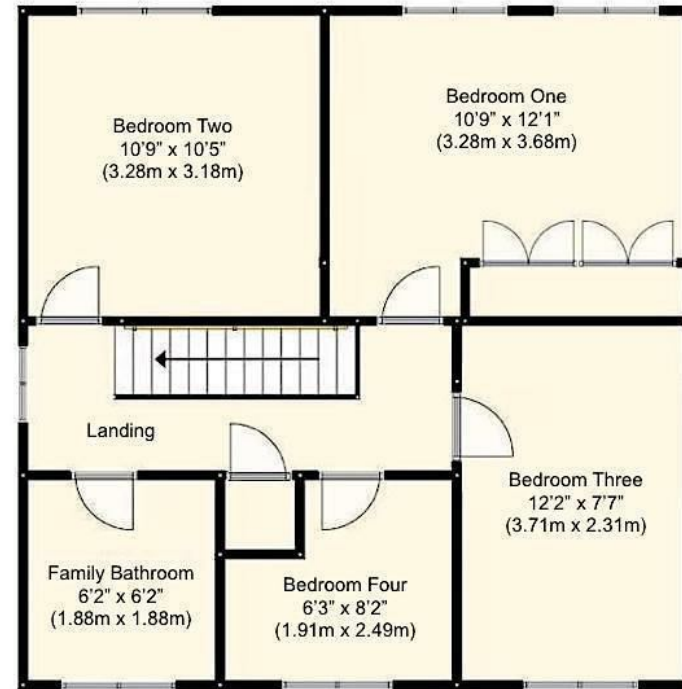
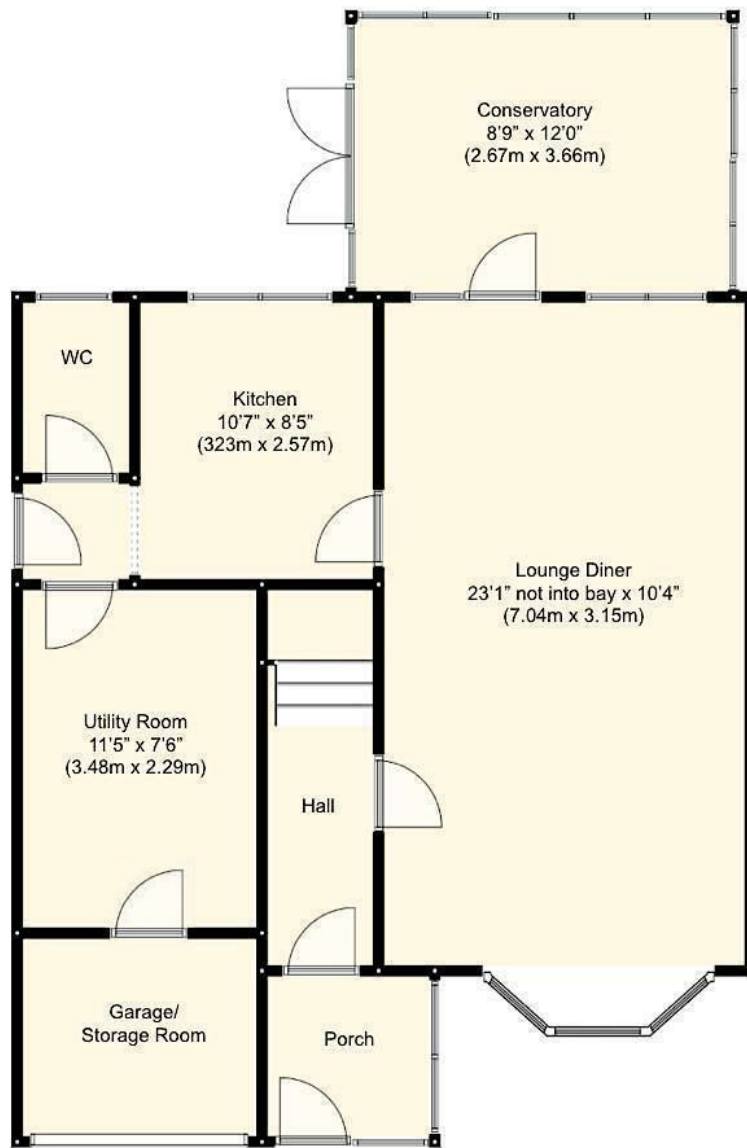
### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

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





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