



Watchcrete Avenue, Queniborough

Leicester, Leicestershire, LE7 3FY

£400,000



Occupying a larger than normal corner plot with two driveways and two gardens, walk in and be surprised by this unique two/three bedroom detached bungalow perfect for those in search of single storey living and a fully finished interior. The gas centrally heated accommodation includes an entrance hall, lounge, contemporary open plan kitchen diner, conservatory, snug/potential third bedroom, main bedroom with en-suite shower room, further double bedroom and bathroom. Situated in the highly regarded village of Queniborough and featuring a 23' garage with a utility behind, an early viewing is highly recommended to avoid disappointment.

Accommodation

A front entrance door accessed via Avenue Road opens into the:

Entrance Hall

Presented with wood effect flooring, the neutrally decorated hallway offers a central heating radiators and doors giving access to some of the accommodation.

Lounge

14'8" max x 12'2" max (4.48m max x 3.72m max)

Positioned around a feature fireplace, the primary reception space is presented with wood effect flooring and offers a window looking into the conservatory and a central heating radiator. A door leads to the:

Open Plan Kitchen Diner

11'11" x 22'4" max (3.64m x 6.82m max)

A particular selling feature of the accommodation is the refurbished open plan kitchen diner fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer with a flexi hose tap, built in oven, five ring gas hob and an extractor hood above and space for an under counter fridge. Presented with parquet style flooring and affording space for a table and chairs, there is two central heating radiators, double glazed window, spotlighting and glazed doors leading to the:

Conservatory

28'4" x 5'9" (8.64m x 1.76m)

The conservatory is a fantastic addition to the accommodation providing additional living space, ideal for sitting. With a central heating radiator, window to the garden and doors opening out into the garden.

Snug/Potential Bedroom

9'0" x 11'1" (2.76m x 3.38m)

Ideal for use as a snug, guest bedroom or home office, there is wood effect flooring, central heating radiator and french doors to a lawned garden.

Bedroom One

12'11" x 9'7" max (3.96m x 2.93m max)

A double room enjoying the use of a built in wardrobe, with carpet flooring, central heating radiator and a window to a lawned garden. A folding door leads to the:

En-suite Shower Room

3'9" x 6'6" (1.15m x 2.00m)

Fitted with a three piece suite comprising a shower cubicle

with 'Triton' shower, wash hand basin with storage beneath and a wc, with a double glazed window.

Bedroom Two

11'6" x 10'1" (3.51m x 3.09m)

A second double room offering a double glazed window, carpet flooring and a central heating radiator.

Bathroom

4'9" x 15'1" (1.47m x 4.61m)

Fitted with a contemporary three piece suite comprising a corner bath with shower and screen, wash hand bowl with mixer tap and wc, complementary with tiled walls. There is also a central heating radiator and two double glazed windows.

Outside

A particular feature to the property is a larger than normal corner plot which firstly begins with a gravelled driveway accessed via Avenue Road providing off road parking. Gated access leads to a low maintenance garden oozing a particularly private feel and featuring a patio and gravelled area, artificial lawn and fencing to boundaries. There is also a second driveway accessed via Watchcrete Avenue providing further off road parking and giving access to the attached garage. Gated access leads to another particularly private garden being mainly laid to lawn and enclosed by perimeter fencing.

Garage

9'10" x 23'10" (3.00m x 7.28m)

With light, power, door to the kitchen, central heating boiler and a door leading to the:

Utility Room

9'7" x 5'9" (2.94m x 1.77m)

Providing useful storage and space for appliances, featuring built in units with complementary roll edge work surfaces over and tiled splashbacks, inset sink and drainer with hot and cold taps and space for appliances. There is also a door to the garden.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood 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

Viewing Arrangements

Viewings are strictly by appointment only.

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Agents Note

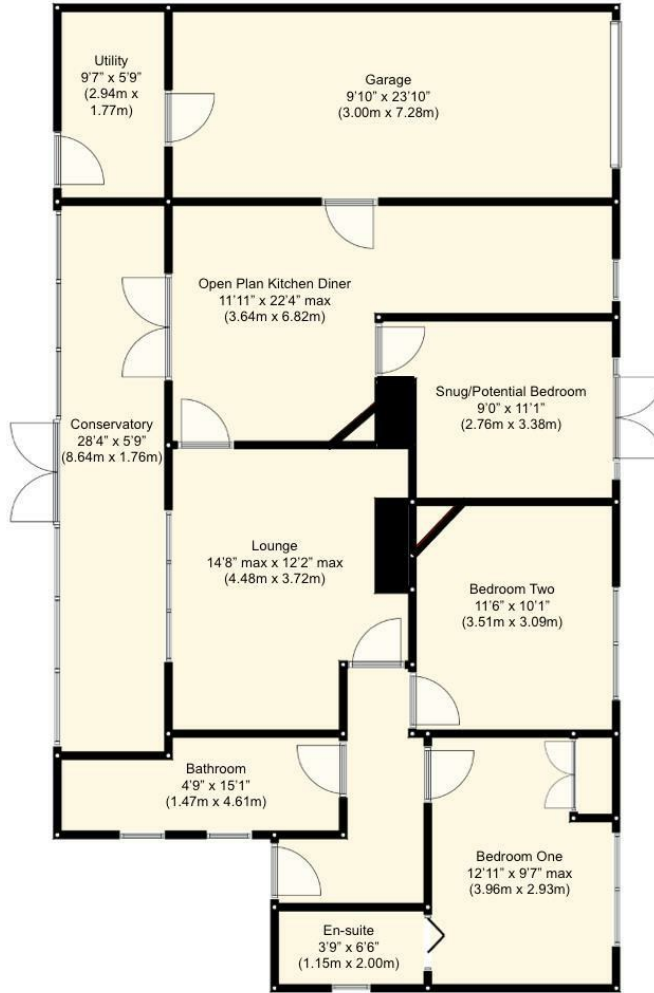
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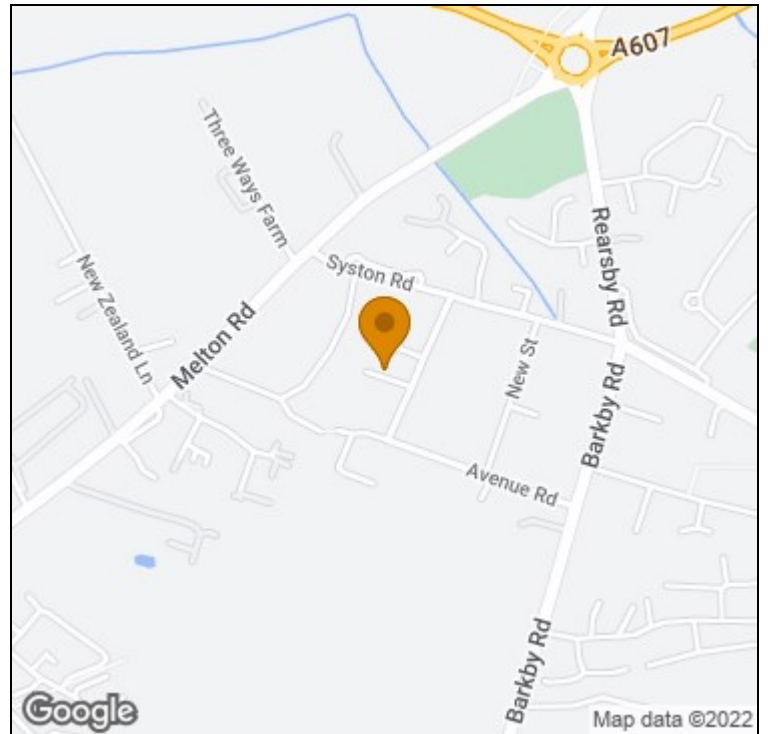
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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