



Curzon Close, Queniborough
Leicester, Leicestershire, LE7 3TY



Curzon Close, Queniborough Leicester, Leicestershire, LE7 3TY Chain Free £280,000

Occupying a desirable cul de sac position on a street made up of just six other bungalows, this well proportioned two bedroom bungalow is offered to the market with no upward chain and would be ideal for someone looking for single storey accommodation. Benefiting from an upgraded central heating boiler, the layout includes an entrance porch, entrance hall, lounge diner, kitchen, two bedrooms and a bathroom. Externally there is a driveway to the front providing off road parking and giving access to the garage, with a garden at the rear. Situated on the outskirts of Queniborough, the corner plot offers plenty of scope for extension subject to necessary consent and therefore an early viewing is highly recommended to avoid disappointment.

Accommodation

A door opens into the:

Lobby Area

With a door to the garage, door to the rear and a door leading to the:

Entrance Porch

With carpet flooring, central heating radiator and doors to the wc and hall.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a central heating radiator, carpet flooring and a window to the side elevation.



Entrance Hall

Giving access to all of the accommodation, with carpet flooring and a hatch to the insulated loft space.

Lounge Diner

13'9" max x 18'9" (4.19m max x 5.72m)

Affording space for both comfortable sitting and formal dining, the reception room offers dual aspect glazing and sliding doors to the garden. With central heating radiators, fireplace and carpet flooring.

Kitchen

13'9" x 8'0" (4.19m x 2.44m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, wall mounted central heating boiler and space for appliances. With a servicing hatch to the reception room, central heating radiator, side elevation window and a rear access door to the garden.

Bedroom One

13'3" max not into bay x 11'1" into robes (4.04m max not into bay x 3.38m into robes)

A double room enjoying the use of built in wardrobes, with a bay window to the front, carpet flooring and a central heating radiator.

Bedroom Two

13'3" x 7'5" (4.04m x 2.26m)

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

Shower Room

6'4" x 8'1" (1.93m x 2.46m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a window to the side elevation, carpet flooring and a central heating radiator. There is also a built in cupboard.

Outside

Occupying a cul de sac position, the bungalow occupies a larger than normal plot with the potential for extension subject to necessary consent. To the front is a driveway providing off road parking and giving access to the garage measuring 17'5" x 8'2". To the rear is a particularly private garden not overlooked from beyond.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood- 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	