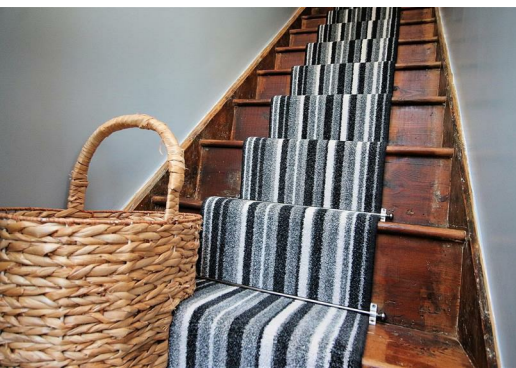




## Queniborough Road, Queniborough

Leicester, Leicestershire, LE7 3DG

£269,950



Occupying a sought after position within the heart of Queniborough village, fall in love with this traditional two bedroom semi detached bay fronted home boasting an extension to the rear. Benefiting from gas central heating, the re-decorated layout includes an entrance hall, dining room open with the lounge, modernised kitchen with four velux windows and integrated appliances with a stable door leading to the sun room. Upstairs you will find two bedrooms and a re-fitted bathroom. The plot enjoys parking to the front with a fully landscaped garden at the rear featuring a summerhouse with electrics. Situated within walking distance to local schooling and local amenities, as well as offering access to convenient bus routes and major road links to surrounding towns, an early viewing is strongly recommended to avoid disappointment.

### Accommodation

Front entrance door opens into the:

#### Entrance Porch

Presented with tiled flooring, the useful porch offers dual aspect glazing, central heating radiator and a door leading to the:

#### Entrance Hall

With a characterful staircase rising to the first floor and a door leading to the:

#### Dining Room

**11'3" not into bay x 8'3" (3.45m not into bay x 2.52m)**

Perfect for formal dining, the front reception room offers a walk in bay window to the front elevation with made to measure shutter blinds. With a contemporary column radiator (fitted 2022), decorative fireplace and open access through to the:

#### Lounge

**11'5" x 10'2" (3.48m x 3.11m)**

Positioned around a fireplace with an inset log burner and exposed brick, the lounge offers a window to the side elevation with made to measure shutter blinds. With a central heating radiator, column radiator (fitted 2022) and a glazed door leading to the:

#### Modern Kitchen Extension

**9'8" x 10'2" (2.96m x 3.11m)**

A particular selling feature of the accommodation is the modernised kitchen fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and tiled surrounds. Features include a built in 'Zanussi' oven, four ring 'Zanussi' gas hob with a fitted 'Zanussi' hood above and an inset 1.5 sink and drainer with mixer tap and integrated appliances including fridge freezer, dishwasher and washing machine. With four velux windows, characterful exposed brick wall and a stable door leading to the:

#### Sun Room

**8'0" x 10'3" (2.44m x 3.12m)**

Providing an ideal place for sitting, with rear aspect glazing, central heating radiator and french doors which open out into the rear garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation.

#### Bedroom One

**11'4" x 8'6" not into robe (3.46m x 2.60m not into robe)**

Enjoying the use of a built in wardrobe, bedroom one is a double and offers a window to the front elevation with fitted made to measure shutter blinds, carpet flooring and a central heating radiator.

#### Bedroom Two

**11'7" x 7'0" (3.54m x 2.14m)**

With a window to the rear elevation, wood flooring, hatch to the part boarded loft space with a light.

#### Shower Room

**7'2" x 3'11" (2.19m x 1.20m)**

Fitted with a three piece suite comprising a shower, wash hand basin with storage beneath and a wc, with complementary brick effect tiled surrounds. With a window to the rear elevation and a heated towel rail.

#### Outside

Outside to the front is a gravelled driveway providing off road parking with gated access to the rear. The rear garden has been fully landscaped for easy maintenance and has two decked seating areas with fencing to boundaries, outside tap and sockets. There is also a timber workshop/summerhouse with cupboards, light and power.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

#### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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 (width x length), floorplans 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 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.

### 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 Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. 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 energy assessor 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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