

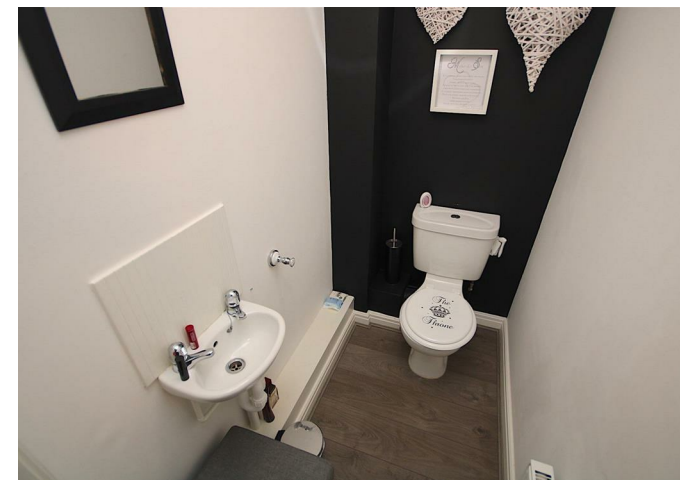
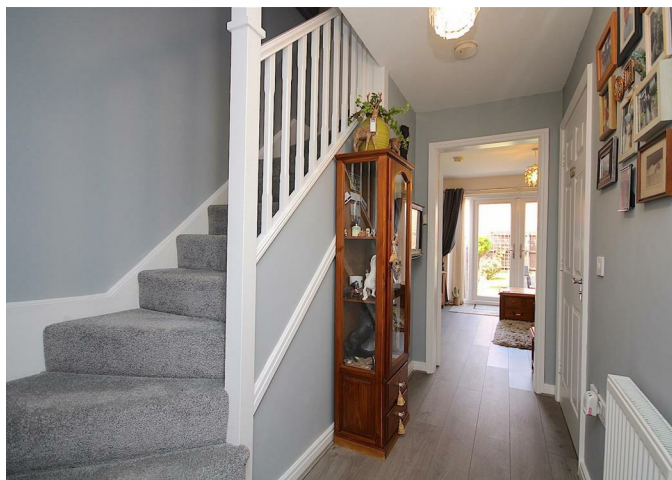


Marsden Avenue, Queniborough
Leicester, Leicestershire, LE7 3FL

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE7 3FL
Offers In Excess Of £240,000

Boasting an allocated parking space, fall in love with this three bedroom three storey 'Jelson' built mid town house perfect for growing families in search of a wealth of bedroom space or first time buyers. Benefiting from gas central heating and double glazed windows, the layout comprises an I-shaped kitchen, inner hall, wc and lounge. Upstairs the landing gives access to two double bedrooms and a family bathroom with a further staircase rising to the top floor master suite which has access to its own shower room. Situated within the desirable village of Queniborough, the property enjoys a lawned garden at the rear. An early viewing is strongly recommended to avoid disappointment.



Accommodation

Front entrance door opens into the:

L-Shaped Breakfast Kitchen

12'5" x 13'1" (3.78m x 3.99m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, built in 'AEG' oven with four ring gas hob over and extractor hood above, concealed central heating boiler, plumbing for washing machine, integrated fridge and space for an under counter freezer. Affording space for a small table and chairs, there is a window to the front elevation, tiled flooring, central heating radiator and a door leading to the:

Inner Hall

Giving access to all of the accommodation, with a staircase rising to the first floor, wood effect flooring and a central heating radiator.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with wood effect flooring and a central heating radiator.

Lounge

10'8" x 13'2" (3.25m x 4.01m)

Enjoying french doors which open out into the garden, the primary living space offers a central heating radiator, feature wall and wood effect flooring. There is also a useful storage cupboard under the stairs.

First Floor Landing

Stairs rise from the hallway to the first floor landing which offers doors leading to the bathroom and two double bedrooms. A further staircase rising to the master suite. With carpet flooring and a central heating radiator.

Bedroom Two

10'10" x 13'2" (3.30m x 4.01m)

A full width double room offering a window to the rear elevation, with a central heating radiator, wood effect flooring and feature wall.

Bedroom Three

8'4" max x 13'2" into robes (2.54m max x 4.01m into robes)

Enjoying the use of built in wardrobes, there is a window overlooking the front, carpet flooring and a central heating radiator.

Bathroom

7'8" x 5'5" (2.34m x 1.65m)

Fitted with a three piece suite comprising a wc, wash hand basin and bath, with complementary tiling. There is also a heated towel rail, extractor fan and shaver point.

Second Floor Landing

A door leads to the:

Master Bedroom

13'3" x 11'1" not into robe (4.04m x 3.38m not into robe)

A particular selling feature is the master suite offering a velux window and built in wardrobes. With carpet flooring, central heating radiator, TV point and a door leading to the:

En-suite Shower Room

7'6" x 7'6" (2.29m x 2.29m)

Fitted with a three piece suite comprising a wc, wash hand basin and shower cubicle, with a heated towel rail, two velux windows and a built in cupboard.

Outside

Outside there is allocated parking space with further visitors parking available. To the rear of the property there is an enclosed garden being mainly laid to lawn with a patio area and fencing to boundaries. There is also gated access to the rear.

To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue along and proceed out of Syston. Enter the village of Queniborough and pass the petrol station. Turn right onto Marsden Avenue 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 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.



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.

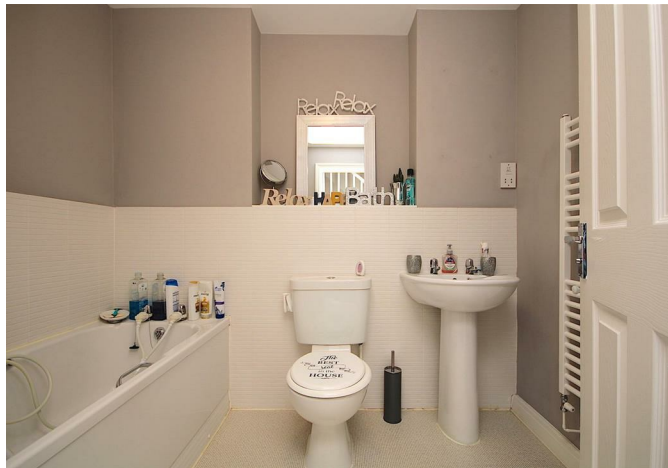
Agents Note

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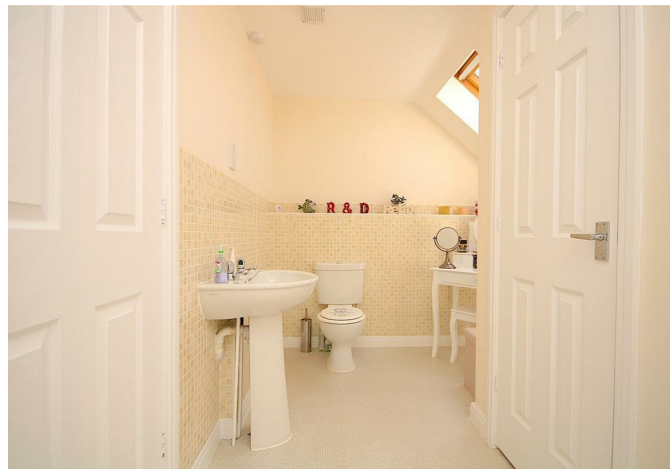
Referrals

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

