



Watchcrete Avenue, Queniborough

Leicester, Leicestershire, LE7 3FY

£374,950



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.

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, 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

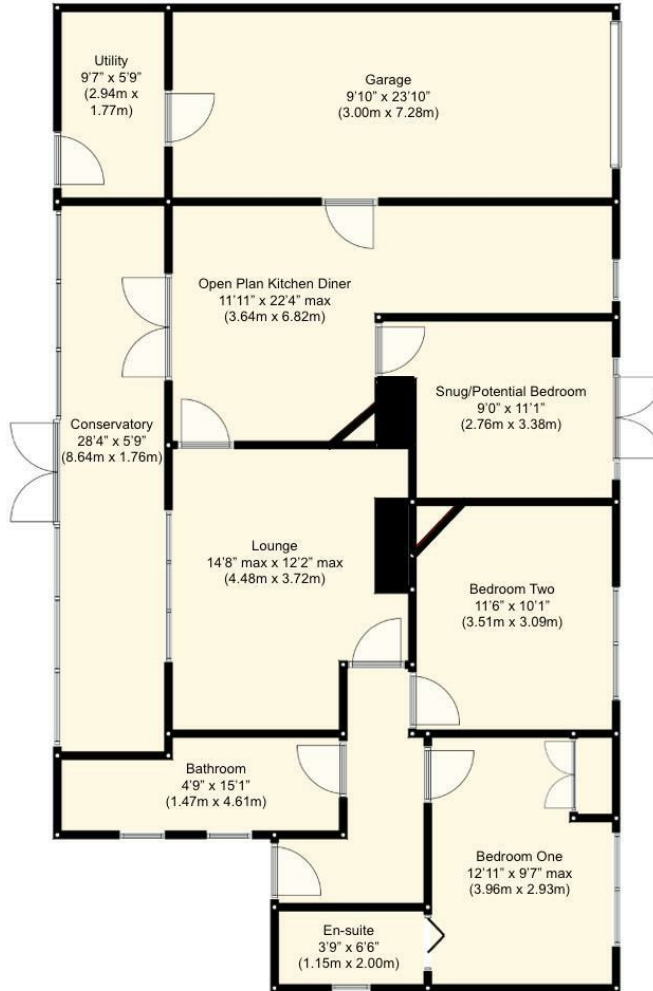
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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.

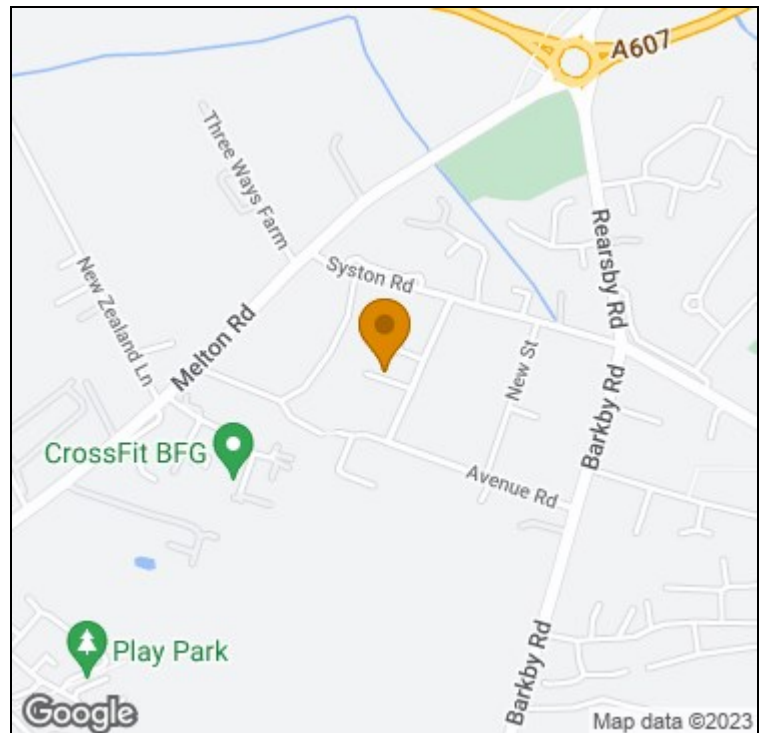
Free Property Valuations

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



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	



t: 01163440110 e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk