



## System Road, Queniborough

Leicester, LE7 3FX

£525,000



Perfect for growing families, walk in and be surprised by this extended four bedroom detached home situated in the desirable village of Queniborough. The gas centrally heated layout includes an entrance porch and hall, lounge, kitchen diner, utility room and wc. Upstairs you will find four practical bedrooms (main bedroom with an en-suite shower room) and a bathroom. The plot boasts a driveway to the front giving access to an integral garage, with a lawned garden to the rear. rear lawned gardens. An immediate viewing comes highly recommended to avoid disappointment.

#### Accommodation

Wooden front entrance door opens into the:

#### Entrance Porch

Presented with tiled flooring and providing the perfect space for your coats and shoes, the useful entrance porch offers a door to the garage and a door leading to the:

#### Entrance Hall

Presented with carpet flooring, the entrance hallway offers a staircase rising to the first floor, coving, central heating radiator and doors to the kitchen diner and reception room.

#### Lounge

**20'7" x 10'11" (6.28m x 3.34m)**

The full length reception room is positioned around a feature fireplace, with carpet flooring, two central heating radiators, coving, TV point, bay window to the front elevation and sliding patio doors to the rear garden.

#### Kitchen Diner

**13'10" x 19'7" (4.23m x 5.98m)**

Affording plenty of space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Lamona' double oven, four ring gas hob with extractor hood above, inset 1.5 sink and drainer with mixer tap, integrated fridge freezer and 'Lamona' dishwasher. Featuring a breakfast bar, there is two central heating radiators, two rear elevation windows, spotlighting and TV point. A door leads to the:

#### Utility Room

**6'3" x 10'4" max not under stairs (1.91m x 3.16m max not under stairs)**

Providing further storage and space for a washing machine, with an inset sink and drainer with complementary roll edge work surfaces and tiled splashbacks. There is also a rear access door and a door leading to the:

#### Ground Floor WC

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

#### First Floor Landing

A larger than normal landing giving access to the bedrooms and bathroom, with two central heating radiators, carpet flooring and a window to the front elevation.

#### Bedroom One

**16'2" x 11'7" (4.94m x 3.55m)**

Created by an extension, the larger than normal principal bedroom offers dual aspect glazing allowing lots of natural light to flood the room. With a central heating radiator, carpet flooring and a door leading to the:

#### En-suite Shower Room

**8'3" x 6'4" (2.52m x 1.94m)**

Fitted with a three piece suite comprising a shower, wash hand basin and wc, with a central heating radiator and a window to the rear elevation.

#### Bedroom Two

**11'1" x 13'11" into robes (3.40m x 4.25m into robes)**

A double room enjoying the use of built in wardrobes, with a window to the rear elevation, carpet flooring, central heating radiator and TV point There is a door leading to the family bathroom.

#### Bedroom Three

**11'2" max x 10'10" (3.41m max x 3.32m)**

Another double room offering built in wardrobes, window to the rear elevation, carpet flooring and a central heating radiator.

#### Bedroom Four

**9'4" x 12'8" into robes (2.85m x 3.88m into robes)**

Another well proportioned bedroom offering a window to the front elevation, built in wardrobes, carpet flooring and a central heating radiator.

#### Family Bathroom

**11'0" x 5'9" (3.36m x 1.76m)**

Fitted with a modern four piece suite comprising a bath, shower cubicle, wash hand basin and wc, with tiled flooring, central heating radiator, hatch to the loft space and a window to the rear elevation.

#### Outside

Occupying a desirable location, the plot offers a gravelled driveway to the front providing off road parking and giving access to the integral garage. Gated access leads to a mainly laid to lawn garden not directly overlooked from beyond, with patio area adjacent to the accommodation ideal for outdoor entertaining and a variety of plants and shrubbery to borders.

#### Integral Garage

**16'4" max x 11'9" max (5.00m max x 3.60m max)**

With light, power and an up and over door.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. 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

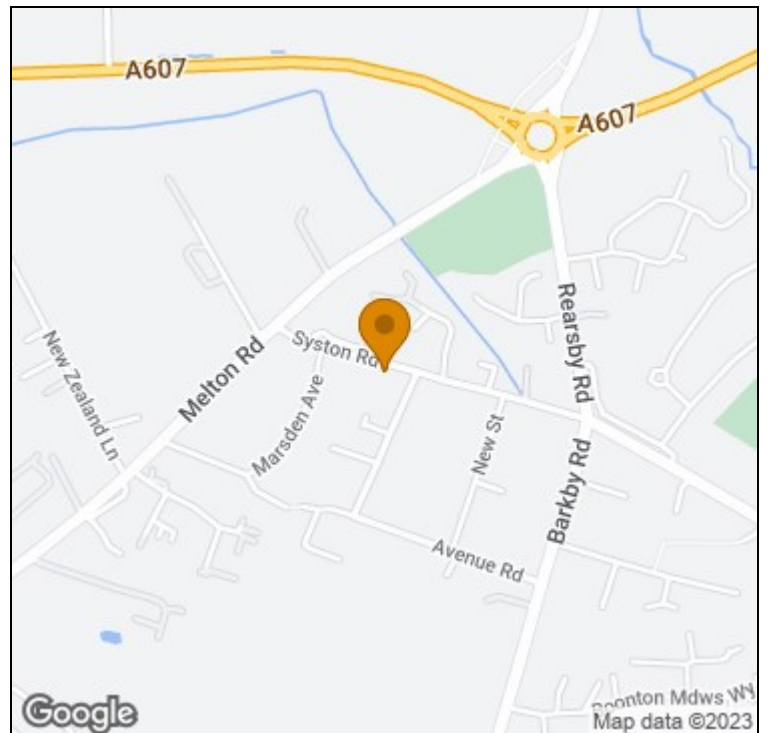
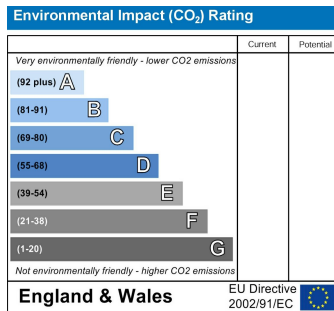
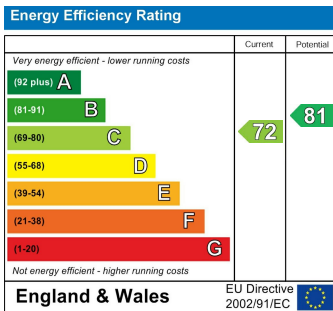
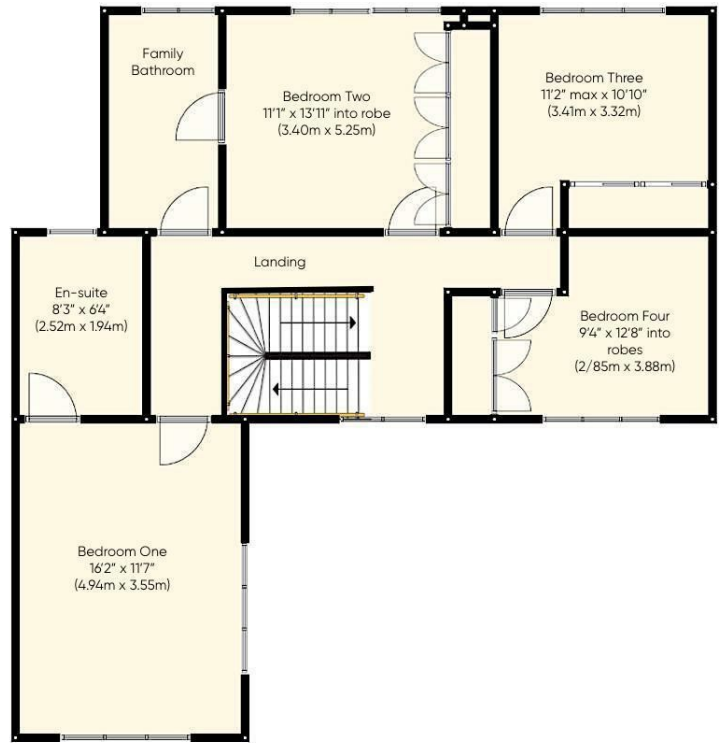
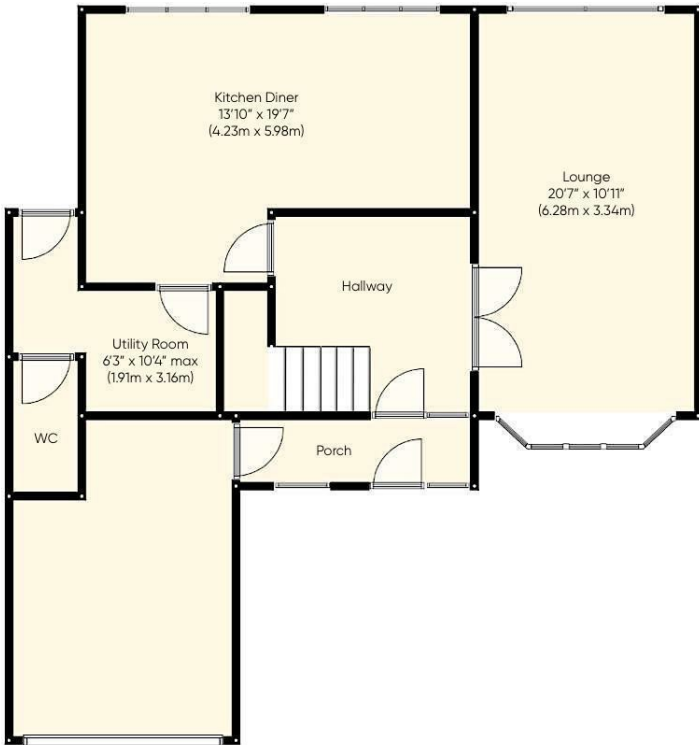
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## Referrals

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 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.



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