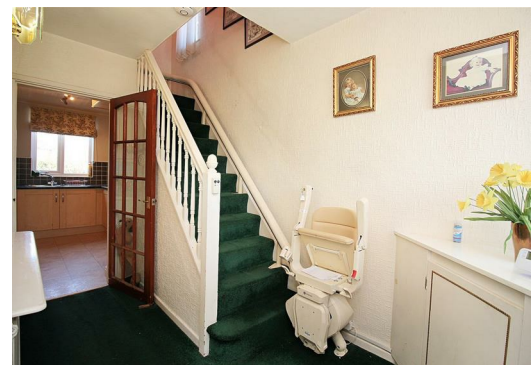
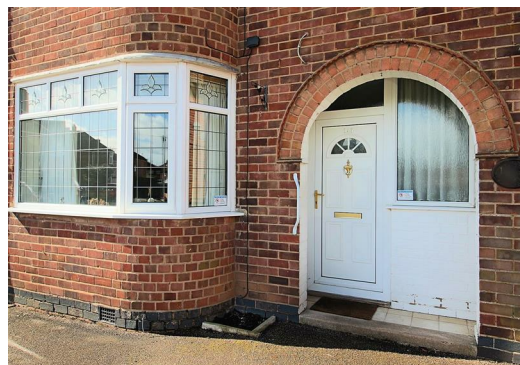




## The Ringway, Queniborough

Leicester, LE7 3DP

Guide Price £279,950



Occupying a larger than average plot within the heart of Queniborough village, fall in love with this traditional three bedroom semi detached bay fronted home available with no upward chain and boasting the potential to extend subject to necessary consent. Having been occupied by the same owners since the 1970's. the layout in more details comprises of an entrance hall, lounge through to the dining room, garden room and kitchen. Upstairs you will find three bedrooms and a bathroom. Outside there is ample off road parking giving access to the garage, with a mainly laid to lawn garden at the rear. Benefiting from cavity wall insulation and featuring an upgraded central heating boiler fitted in December 2022, an early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with carpet flooring, the entrance hall offers a corner meter cupboard, staircase rising to the first floor and a central heating radiator.

#### Lounge

**16'9" x 11'0" (5.11m x 3.36m)**

Enjoying a walk in half bay window to the front elevation allowing ample natural light to the flood the room, the principal reception space is presented with carpet flooring and offers ceiling coving. Open access leads through to the:

#### Dining Room

**9'2" x 8'9" (2.80m x 2.68m)**

Perfect for formal dining, there is carpet flooring and sliding patio doors to the:

#### Garden Room

**8'0" x 10'1" (2.46m x 3.08m)**

Constructed of cedar wood, the garden room offers dual aspect glazing and access to the rear garden.

#### Kitchen

**10'8" max x 8'1" (3.26m max x 2.47m)**

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, built in 'Indesit' oven, four ring gas hob with extractor hood above and space for an under counter fridge. With a window to the rear elevation and a door leading to the:

#### Garage

**16'11" x 16'0" approx (5.18m x 4.90m approx)**

With light, power, built in bench and doors to the front and rear.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the part boarded and insulated loft.

#### Bedroom One

**14'2" x 10'0" max (4.34m x 3.05m max)**

A double room offering a half bay window to the front elevation, with carpet flooring, coving, built in wardrobes and a central heating radiator.

#### Bedroom Two

**12'0" x 11'1" (3.68m x 3.38m)**

Another double room offering built in wardrobes housing the central heating Worcester Bosch boiler. With carpet flooring and central heating radiator.

#### Bedroom Three

**7'10" x 7'0" (2.39m x 2.15m)**

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

#### Bathroom

**7'1" x 5'10" (2.18m x 1.79m)**

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also a mirror unit central heating radiator and a window to the rear elevation.

#### Outside

Occupying a desirable position within walking distance to local schooling in the village of Queniborough, the plot offers a driveway to the front providing off road parking and giving access to the garage. A particular selling feature of the accommodation is the larger than normal rear garden being mainly laid to lawn providing lots of space for growing families to enjoy.

#### Tenure & Council Tax

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

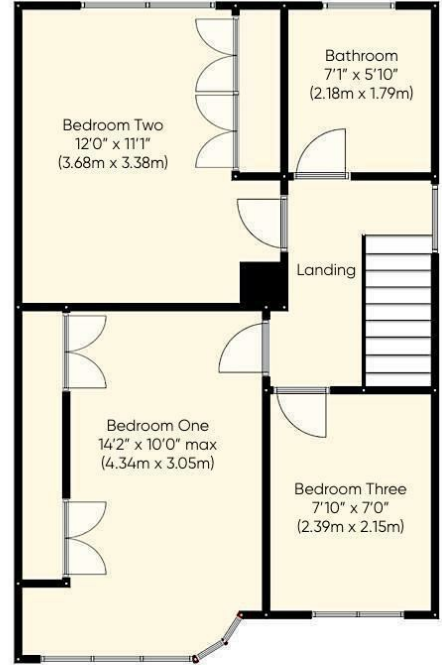
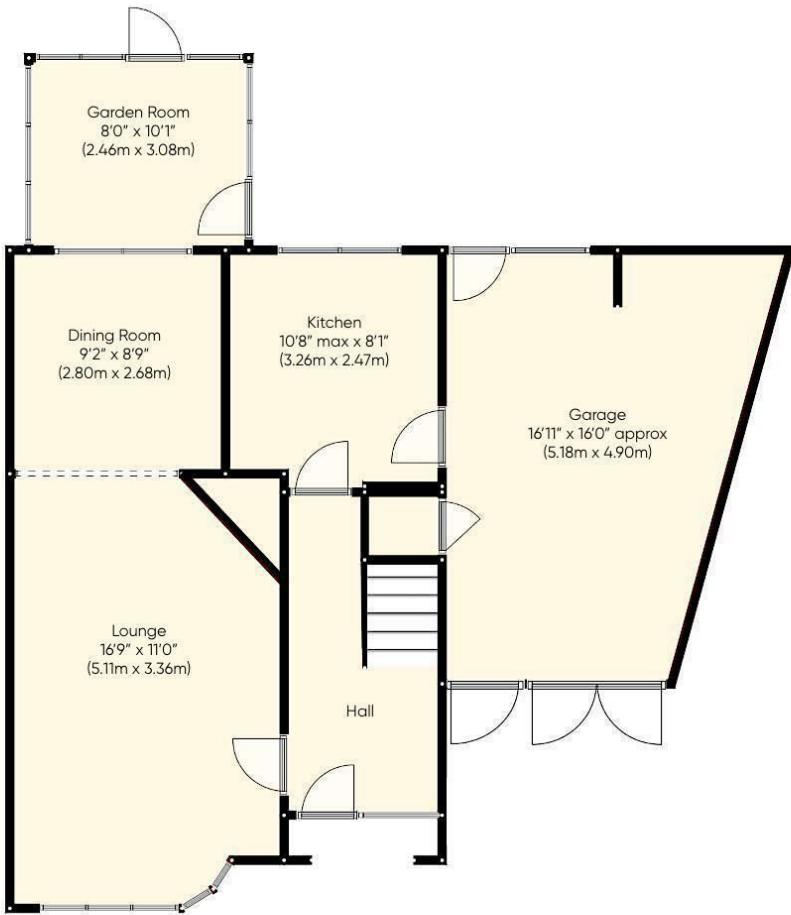
responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are 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
<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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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