



The Ringway, Queniborough

Leicester, Leicestershire, LE7 3DL

£309,950



Totally transformed and completely renovated, from a dated house to a fabulous contemporary abode, this refurbished semi detached home would make an ideal for growing families and must be viewed in person to be truly appreciated. Extended to the rear, the double glazed and gas centrally heated accommodation in more details comprises of an entrance porch and hall, lounge, breakfast kitchen with island open with the dining room, utility room and ground floor WC. Upstairs you will find three bedrooms and bathroom. Located just a short walk away from the local primary school, the plot enjoys off road parking to the front with an enclosed garden to the rear. An immediate viewing comes highly recommended to avoid disappointment.

Accommodation

Front entrance door opens outwards to provide access into the:

Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch is presented with tiled flooring and offers a door leading to the:

Entrance Hall

Offering a staircase rising to the first floor, central heating radiator, carpet flooring, built in meter cupboard which also houses the consumer unit and doors to the kitchen and reception room.

Lounge

15'8" max x 10'7" (4.80m max x 3.23m)

Featuring a walk in half bay window to the front elevation allowing ample natural light to flood the room, the reception room is presented with neutral decor and carpet flooring. With spotlighting and a central heating radiator.

Breakfast Kitchen

12'10" max x 16'9" (3.93m max x 5.13m)

A particular selling feature of the accommodation and the heart of the home is the modernised breakfast kitchen fitted with a contemporary range of wall mounted and base units with complementary work surfaces over. Features include an inset 1.5 sink with countertop drainer, space for a range cooker (negotiable) with a fitted 'Rangemaster' hood above, pull out larder cupboard and an integrated tall fridge and dishwasher. Enjoying the use of a breakfast island with a pop up plugs, rear elevation windows, spotlighting and a contemporary column radiator. There is a door to the utility room and open access through to the:

Extended Dining Area

8'7" x 7'7" (2.64m x 2.32m)

Perfect for formal dining, with a window to the side elevation, central heating radiator and doors which open out into the rear garden.

Utility Room

7'8" x 7'1" (2.36m x 2.18m)

Providing further storage and space for two appliances, with spotlighting, window to the rear elevation and a rear access door. Doors lead to the WC and garage.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a contemporary column radiator.

Garage

15'8" x 7'4" (4.80m x 2.24m)

With light, power, built in storage cupboard under the stairs and an electric door to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a hatch to the boarded loft space.

Bedroom One

13'8" into bay x 9'11" max (4.19m into bay x 3.04m max)

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

Bedroom Two

11'1" x 10'5" (3.39m x 3.20m)

Another practical bedroom offering built in wardrobes, one of which houses the central heating boiler. There is also a rear elevation window, carpet flooring and a central heating radiator.

Bedroom Three

7'9" x 6'6" (2.37m x 1.99m)

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

Family Bathroom

6'1" x 5'11" (1.87m x 1.82m)

Fitted with a modern three piece suite comprising a bath with shower and screen, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a heated towel rail, spotlighting, fan and window to the rear elevation.

Outside

Situated along this popular road within walking distance to local schooling, the plot firstly offers a driveway to the front providing off road parking and giving access to the garage. The rear garden is fully enclosed and features a patio area, lawn, timber shed and greenhouse.

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.

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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

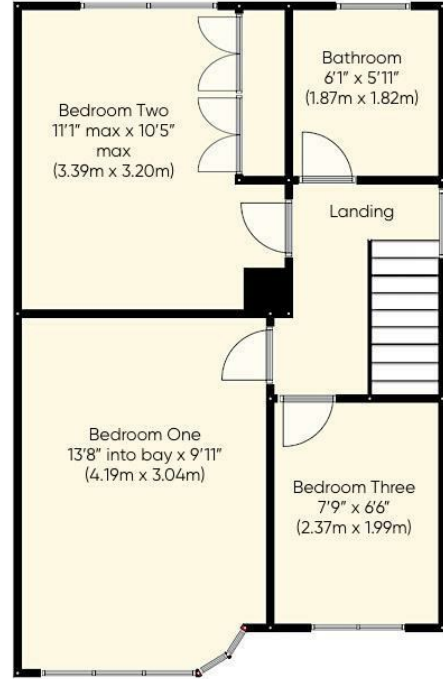
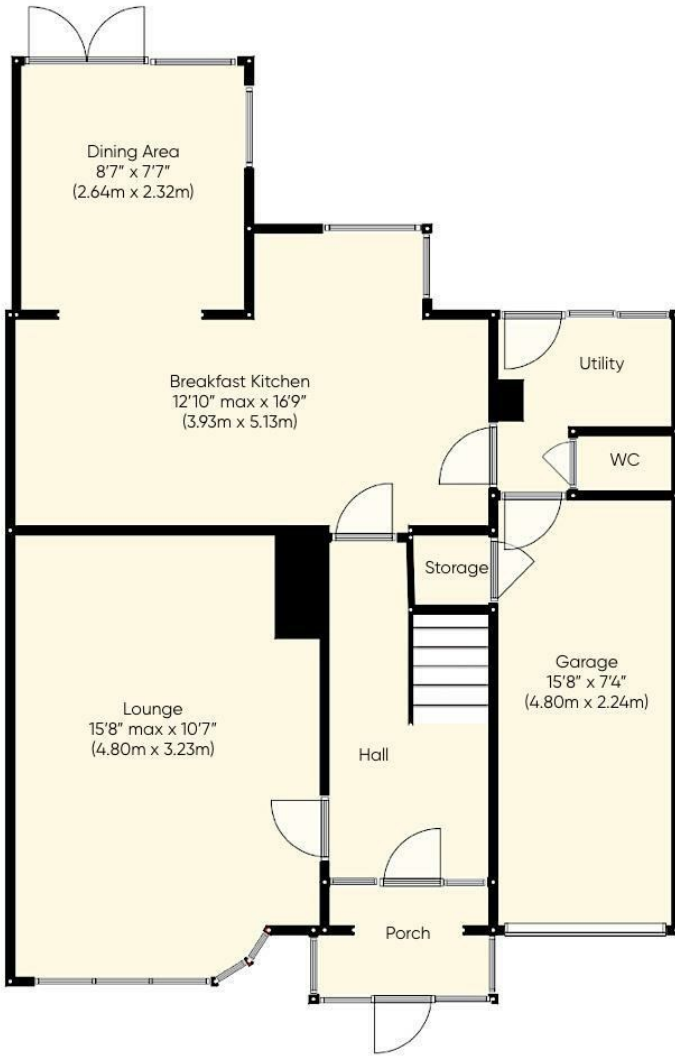
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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	



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