



Boonton Meadows Way,
Queniborough, LE7



4



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£525,000



Key Features

- Four Well Proportioned Bedrooms
- Executive Detached Family Home
- Built By Award Wining Developer Davidsons
- Fabulous Open Plan Living Kitchen Diner
- Desirable Village Location
- Driveway & Garage
- EPC rating B
- Freehold





Built by award winning developer Messrs. Davidsons, fall in love with this contemporary styled four bedroomed detached family residence situated on the outskirts of the sought after Barley Fields development in the desirable village of Queniborough. Having the remainder of the 10 years builders warranty, this property will be perfect for families who are looking for a low maintenance property to move straight into. The internal accommodation comprises in brief; entrance hallway, downstairs WC, two reception rooms, open plan family kitchen diner and utility room. Upstairs you will find four bedrooms and a family bathroom, the master bedroom of which benefits from having an en-suite shower room. Externally there is a driveway, detached garage and landscaped private rear garden. An internal viewing is essential.

Accommodation

Front entrance door opens into the:

Entrance Hallway

Giving access to the majority of the downstairs accommodation, with a staircase rising to the first floor, useful storage cupboard, central heating radiator and contemporary Amtico flooring.

Ground Floor WC

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

Lounge 4.64m x 3.35m

Positioned around a feature fireplace with built in storage either side, the primary reception room is presented with carpet flooring and offers two central heating radiators and a double glazed window to the front elevation.

Study/Playroom 2.07m x 2.64m

Presented with Amtico flooring, there is a double glazed window overlooking the front elevation and a

central heating radiator.

Open Plan Living Kitchen Diner 5.01m x 8.20m

The heart of the home, a particular selling feature of the accommodation is the open plan living kitchen diner space consisting of a kitchen, comfortable sitting areas and space for formal dining. This area of the home is perfect for families and those occasions when entertaining. The kitchen area features a range of contemporary wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include a built in double 'AEG' oven, four ring gas hob with fitted extraction hood above, integrated fridge freezer and dishwasher and inset 1.5 sink. Presented with Amtico flooring, there is two central heating radiator, feature panelled wall, rear elevation windows and French doors opening out into the rear garden. A door leads to the:

Utility Room 1.76m x 1.62m

Providing further storage and space for two appliances, with a wall mounted central heating boiler and consumer unit.

First Floor Landing

Giving access to the bedrooms and bathroom, with a built in cupboard and carpet flooring.

Bedroom One & Walk in Wardrobe 3.63m x 3.41m

A double room offering a double glazed window to the front elevation, carpet flooring, central heating radiator and a feature panelled wall. Open access leads through to the a walk in wardrobe fitted with contemporary full height robes with a window to the front elevation and spotlighting.

En-suite 1.39m x 2.35m

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC, with complementary tiling, central heating radiator and side elevation window.

Bedroom Two 3.54m not into robes x 2.64m

A second double room enjoying the use of built in wardrobes, with a double glazed window to the rear





elevation, carpet flooring and a central heating radiator.

Bedroom Three 2.76m not into robes x 3.70m

A third double room offering a double glazed window to the front elevation, carpet flooring, built in cupboard, central heating radiator and built in wardrobes.

Bedroom Four 3.13m x 2.20m not into robes

Enjoying the use of built in wardrobes, with a double glazed window to the rear elevation, carpet flooring and a central heating radiator.

Family Bathroom 2.16m x 2.56m

Fitted with a modern four piece suite comprising a shower enclosure, bath, wash hand basin and WC, with complementary tiling, central heating radiator and a window to the rear elevation.

Outside 0.00m x 0.00m (0'0" x 0'0")

The property occupies a family friendly position with a landscaped front garden and tarmac driveway to the side providing parking leading to a single garage boasting light, power and an up and over door. Gated access leads to the landscaped rear garden not overlooked from beyond. With fencing to boundaries, synthetic lawn, paved areas, raised decking providing the perfect space for outdoor entertaining. There is also a timber shed with shelving.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band F. 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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Making an Offer

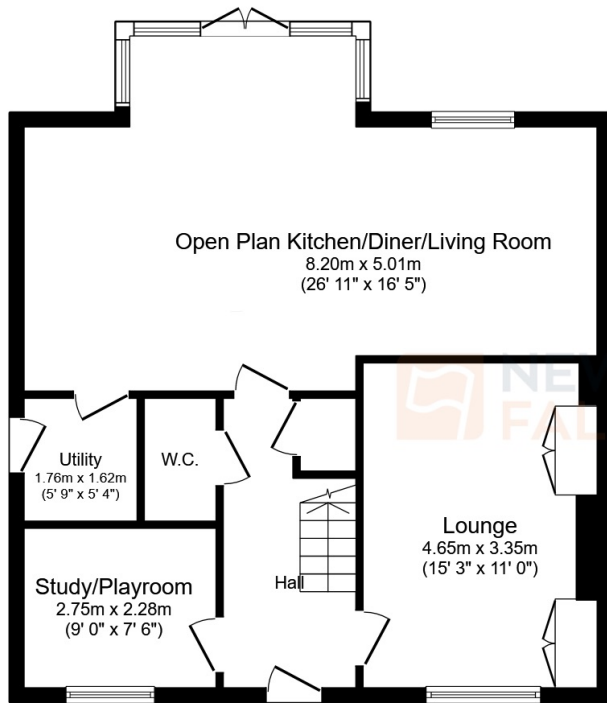
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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 as this information will be required before a sale can be agreed.

Agents Note

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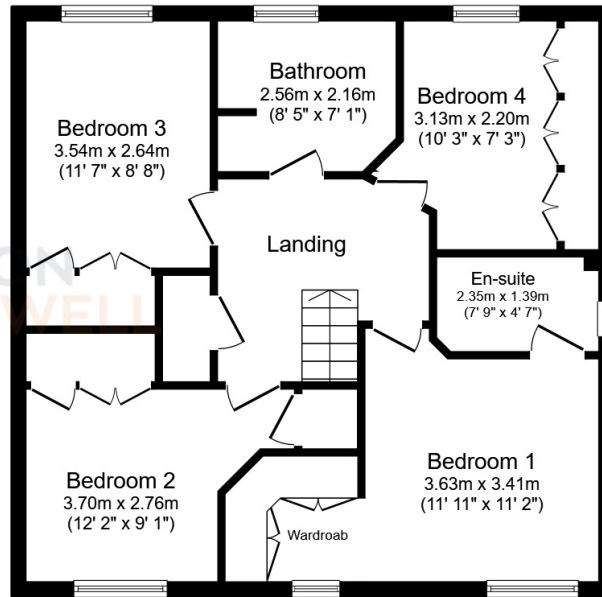






Ground Floor

Floor area 70.0 m² (754 sq.ft.)



First Floor

Floor area 65.8 m² (708 sq.ft.)

TOTAL: 135.8 m² (1,462 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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