



Queniborough Road,  
Queniborough, LE7



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£259,950



## Key Features

- Two Bedrooms
- Traditional Semi Detached Home
- Upgraded Gas Central Heating Boiler & Replaced Windows Throughout
- Desirable Village Location
- Renovated & Modernised Interior
- Driveway For Two Cars
- EPC rating TBC
- Freehold





**MODERNISED INTERIOR!** - Occupying a sought after position within the heart of Queniborough village, fall in love with this traditional two bedroom semi detached home boasting a renovated interior, perfect for those in search of a 'turn key' home. Benefiting from a replaced central heating boiler and upgraded double glazed windows, the layout includes an entrance hall, lounge diner with feature fireplace and a full width contemporary fitted kitchen. Upstairs you will find two bedrooms and a re-fitted bathroom. The plot enjoys parking to the front with a lawned garden at the rear. Situated within walking distance to local schooling and local amenities, as well as offering access to convenient bus routes and major road links to surrounding towns, an early viewing is strongly recommended to avoid disappointment.

### Ground Floor Accommodation

Upon entry to the accommodation you step into the entrance hall offering a staircase to the first floor and a characterful wooden door leading through to the reception room. Positioned around a feature electric fireplace, there is ample space for both sitting and dining, with a built in cupboard, dual aspect glazing and access to the re-fitted kitchen boasting a range of contemporary wall mounted and base units with complementary work surfaces over, brick effect tiled splashbacks, built in oven with hob and hood, sink and drainer, wine cooler and space for appliances. A door leads to the garden.

### First Floor Accommodation

Moving upstairs you will find two bedrooms, the master bedroom being larger than normal in size and offering a window overlooking the front elevation. The modernised bathroom completes the upstairs, comprising a bath with shower over, wash hand basin and wc, with complementary tiling, heated towel rail and built in cupboard.

### Outside

Externally there is a driveway providing off road parking with a gate to the side of the property leads to the south west facing rear garden being mainly laid to lawn with a planted and shrub border and flagstoned patio area adjacent to the accommodation ideal for outdoor sitting and entertaining.

### Tenure & Council Tax

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

### 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

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 firms 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.

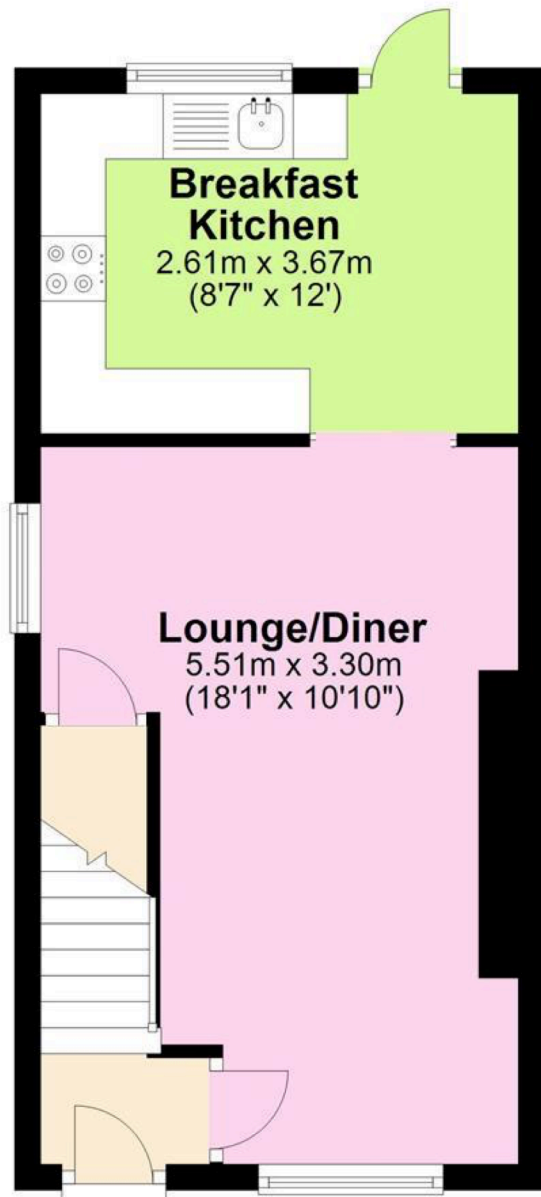






## Ground Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



## First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

