



Avenue Road, Queniborough, LE7



4



1



2

£434,950



Key Features

- Extended Detached Dormer Bungalow
- Two Reception Rooms & Conservatory
- Substantial Plot With Huge Potential
- Gas Central Heating (Boiler Fitted 2024)
- Parking For Multiple Vehicles
- Desirable Village of Queniborough
- EPC rating TBC
- Freehold





SUBSTANTIAL PLOT! - Occupying a larger than normal plot with a generous driveway, single garage and extensive rear gardens split into two sections and oozing a particularly private feel, this individually designed flexible bedroom dormer bungalow offers huge potential and a rare opportunity to acquire a unique home in the highly desirable village of Queniborough. Benefiting from an upgraded central heating boiler (Fitted 2024), the well proportioned and extended accommodation includes an entrance hallway, formal dining room, lounge, conservatory, breakfast kitchen, utility/storage room, guest WC, two double bedrooms, bathroom and separate WC, with two further potentials bedrooms found on the first floor. Having been occupied by the same owner in over 30 years, an immediate viewing comes highly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hallway presented with wood flooring, offering a staircase rising to the first floor and doors to some of the ground floor accommodation including a formal dining with glazed doors leading through to the larger than average lounge presented with carpet flooring, fireplace and doors leading through to the wonderful conservatory extension providing additional living space with French doors to the garden. The breakfast kitchen is fitted with a range of wall mounted and base units with complementary roll edge surfaces, tiled splashbacks and flooring, built in double oven, four ring gas hob, hood, 1.5 sink and drainer and integrated dishwasher. The utility room offers further storage and space for appliances as well as a stable door to the outside and access to a guest WC. Completing the ground floor are two double bedrooms both with dual aspect glazing, bathroom and separate WC.

First Floor

Upstairs a landing gives access to two further carpeted rooms, both with windows to the rear elevation and central heating radiators. One of the rooms enjoys the use of storage in the eaves.

Outside

A particular feature is the extremely generous and enviable plot which begins with a driveway which provide off street parking for several vehicles and is guarded by hedging to the front creating a degree of privacy. There is access to a single garage with gates leading to the rear where a larger than normal mainly laid to lawn garden can be found split into two sections, which include a sweeping lawn, mature trees a paved seating area adjacent to the house, feature pond, greenhouse and a vegetable plot.

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. Improvements have been made to the property that could result in the tax band changing if a relevant transaction takes place i.e. if the property is sold.

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.



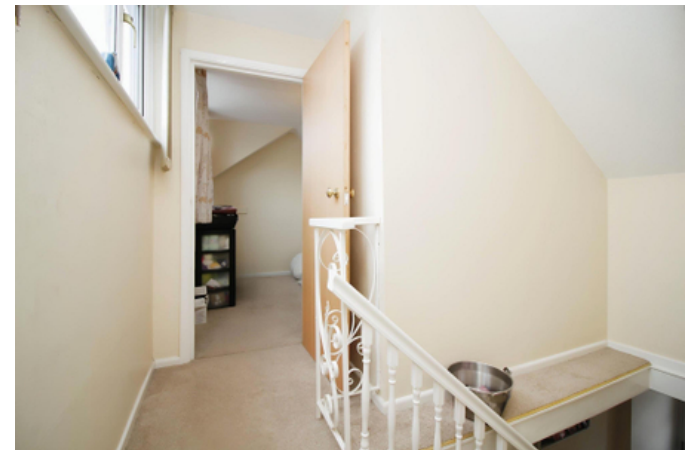
Referrals

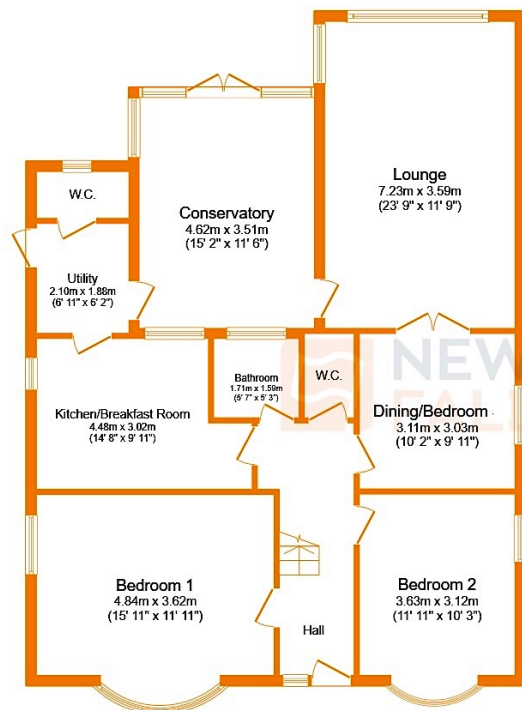
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.





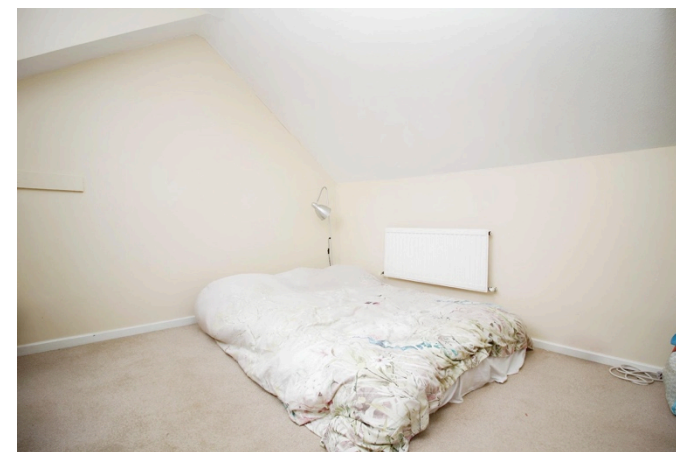


Ground Floor



First Floor

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





 **NEWTONFALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk