



Bluebell Close, Queniborough, LE7



£250,000



Key Features

- Two Practical Bedrooms
- Link-Detached Bungalow
- Exclusive Over 60's Retirement Development (Or Over 55's 55 if Retired Through Disability)
- 24 Hour Emergency Careline Alarm System
- Conservatory Extension to Rear
- Sought After Village Location
- EPC rating C
- Freehold



LOOKING TO DOWNSIZE? - Occupying a desirable position on the exclusive 'Rearsby Gardens' retirement development in Queniborough, this particular two bedroom link-detached bungalow for over 60's (Or Over 55's 55 if Retired Through Disability) enjoys a set back position with a lawned frontage and low maintenance garden to the rear, as well as boasting a driveway to the front and garage. A perfect option for those looking to downsize to single storey living, the fully alarmed accommodation includes an entrance hall, lounge, conservatory extension, fitted kitchen, two bedrooms and a shower room. Benefiting from gas central heating and double glazing, an early viewing is highly recommended to avoid disappointment.

General Comment

The Rearsby Gardens retirement development in Queniborough is an exclusive selection of properties which are found in a peaceful Charnwood village location, offering a perfect choice for those looking for a combination of independence, peace/privacy and helpful assistance if required. Managed by Midland Heart, the community offers non-resident management staff and maintained communal lounge and gardens, with frequent social activities and a bus stop only 400 yards away giving easy access into Syston centre. The development is specifically designed for people over 60 years of age, or 55 plus if retired through disability.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, consumer unit and a hatch to the loft space with ladder and light. Doors gives access to the majority of the accommodation.

Lounge

The principal living space is presented with carpet flooring and offers a central heating radiator and rear elevation window. The TV unit and storage will also be included. French doors open into the:

Conservatory Extension

The conservatory is a fantastic addition to the accommodation providing additional living space for formal dining and seating area, with wood effect flooring, dual aspect glazing and a central heating radiator. French doors open out into the low maintenance rear garden.

Kitchen

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, unit lighting and tiled splashbacks. Features include a built in 'Electrolux' oven, four ring gas hob with extraction hood above, inset 1.5 sink and drainer unit with mixer tap, floor heater and a built in fridge, freezer, washing machine and dishwasher. There is also a concealed central heating boiler, spotlighting and a window to the front elevation.

Bedroom One

A larger than normal double room offering a bay window to the front elevation as well as a second window overlooking the front lawn. With a central heating radiator, wardrobes and carpet flooring.

Bedroom Two

Currently being utilised as a study but would equally make a fantastic practical second bedroom, there is a window to the rear elevation, carpet flooring, useful storage and shelving and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising a walk in shower, wash hand basin and wc set in vanity with storage and complementary tiled surrounds. There is also a heated towel rail and an obscure window to the rear elevation.

Outside

A particular feature of the property is the set back







position along Bluebell Close and therefore enjoying a feeling of privacy with minimal passing traffic, where firstly you are greeted with a lawned frontage with a driveway running alongside to the garage. Access through the garage then leads to the low maintenance garden at the rear which offers both gravelled and paved areas, variety of plants and shrubs, outside tap and three sheds (one benefiting from having power).

Garage

With an electric roller door to the front, light, power and a door leading to the low maintenance rear garden.

Tenure & Council

We understand the property to be leasehold 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.

Service Charge: £166.25 per month (to be confirmed via your conveyancer)

Lease Term: 999 Years From 1 July 1986

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

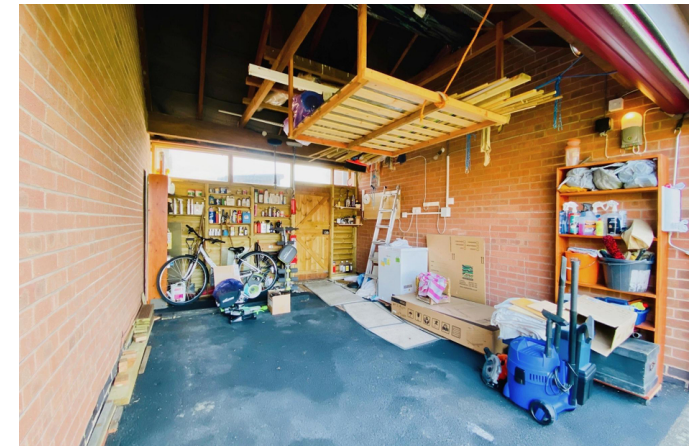
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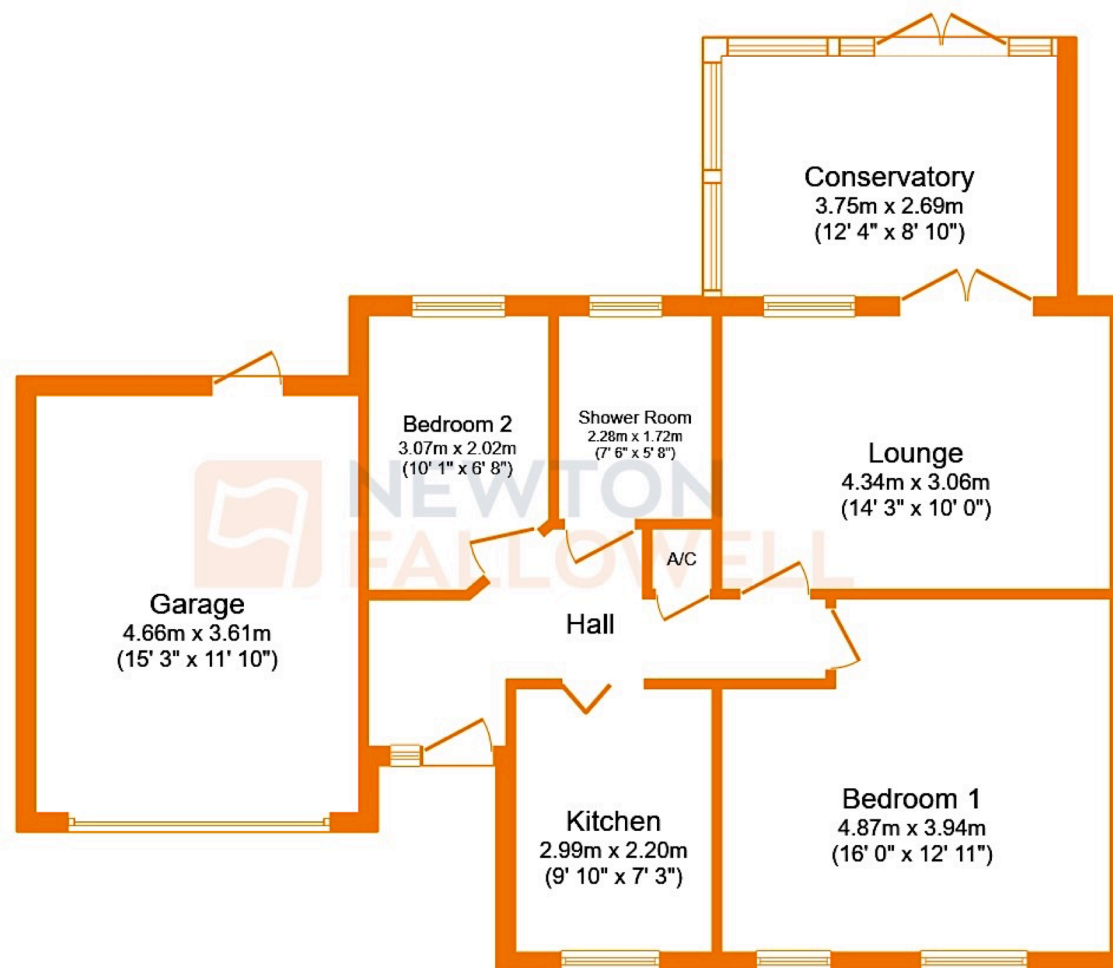
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Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







Floor Plan

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

