



New Zealand Lane, Queniborough,  
LE7



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£325,000



## Key Features

- Three Bedrooms
- Extended Semi Detached Family Home
- Ground Floor WC
- Larger Than Normal Rear Garden
- Popular Residential Location
- Driveway & Garage
- EPC rating TBC
- Freehold







**EXTENDED FAMILY HOME!** - Occupying an enviable plot and position, this enlarged family home is perfect for those in search of a wealth of outdoor space, a secluded feel and desirable location. Benefiting from gas central heating and double glazing, the semi detached property itself includes an entrance hall, lounge, dining room, extended sitting room/playroom area, conservatory, kitchen, utility and WC. Upstairs you will find three bedrooms and a shower room, all set within the aforementioned plot which affords a paved driveway and garage in addition to the gardens which offer ample space for growing families to enjoy. An immediate viewing comes highly recommended.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall offering a staircase rising to the first floor and a door leading through to the primary reception room flooded with natural light from a window overlooking the front elevation. Open access leads through to the formal dining room with open access leading through to the extended living space, ideal for both sitting or use as a playroom. French doors open into the conservatory offering dual aspect glazing and doors opening out into the rear garden. The kitchen is fitted with a range of wall mounted and base units with tiled splashbacks, roll edge surfaces, sink and drainer with mixer tap, wall mounted boiler (Serviced March 2025) and space for cooker. There is also access to a useful utility providing further storage and space for appliances which leads to a ground floor WC.

### First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The family shower room completes the first floor fitted with a modern three piece suite comprising a walk in shower, wash hand basin and WC, with a central heating radiator and window to the rear elevation.

### Outside

A particular feature to the property is the plot where you are firstly greeted by a fully landscaped frontage which provides parking and provides access to the detached garage with light, power and electric door to the front. Access through the side passage leads to the larger than normal garden. Having a range of outdoor activity areas to include a paved seating area adjacent to the property perfect for outdoor sitting and entertaining which in turn leads to a generous lawn with a variety of plants and shrubbery. There is also a vegetable plot and greenhouse to the far end.

### 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.

### 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

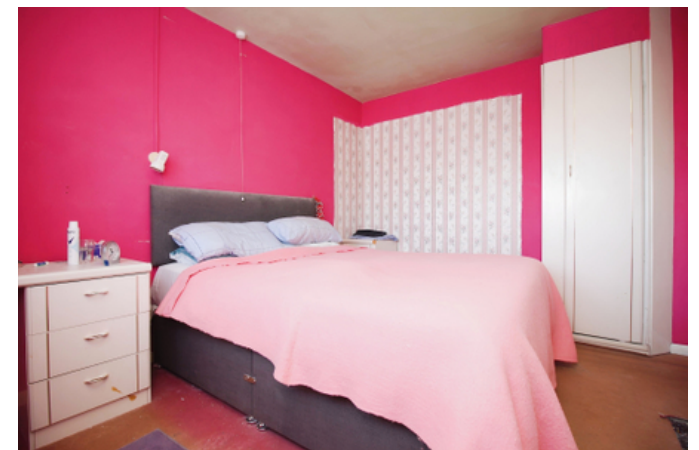
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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



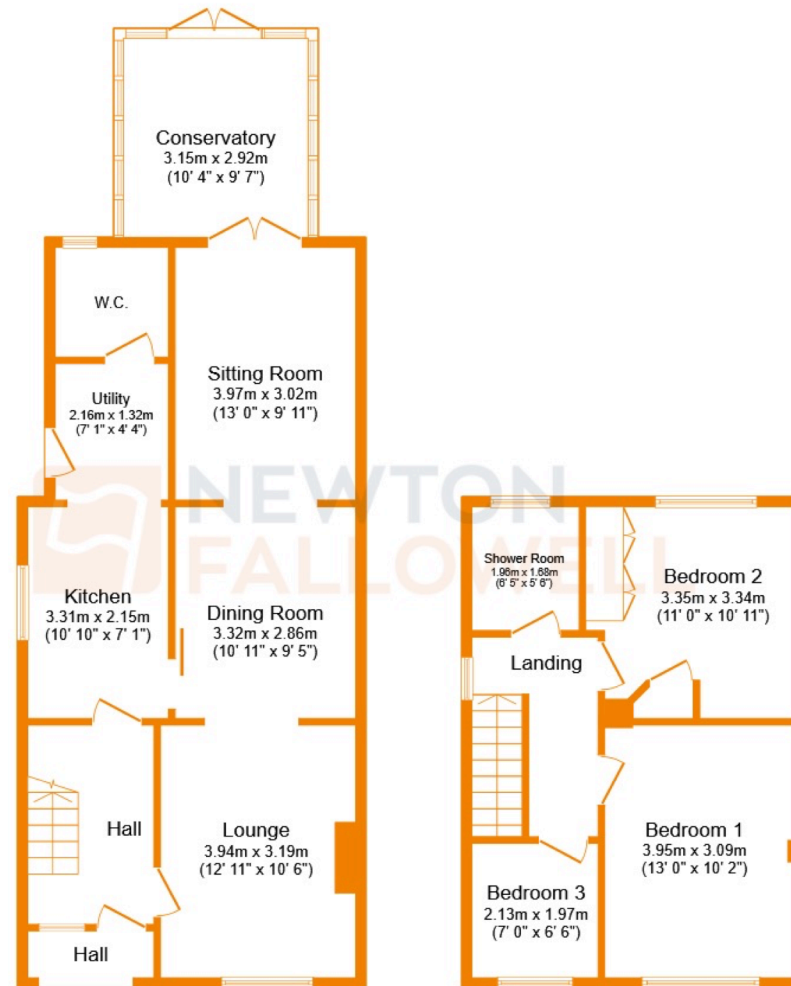












Ground Floor

First Floor

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