



New Street, Queniborough, LE7

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£260,000

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## Key Features

- Characterful End of Terrace House
- Three Bedrooms
- Larger Than Normal Rear Garden With Outbuilding
- Desirable Village Location
- Garden Room/Office
- Two Reception Rooms & Cellar
- EPC rating F
- Freehold





**LOFT CONVERSION & LARGER THAN NORMAL GARDEN!** - Found within the desirable village of Queniborough surrounded by an array of different homes and close to the neighbouring countryside, this three bedroom, three storey end of terrace has been tastefully enlarged by a generous loft conversion and must be viewed in person to be truly appreciated. Benefiting from charming fireplaces and gas central heating, the accommodation includes two reception rooms, kitchen. Upstairs you will find two bedrooms and a bathroom, with a further staircase rising to the aforementioned loft conversion. This home also benefits from the use of a cellar. Externally there is a larger than normal garden to the rear with the added benefit of a garden room/office providing the perfect space to entertain, work from home or host a guest. An immediate viewing comes highly recommended.

### Ground Floor

Upon entering through the front entrance door you step into the primary reception room positioned around a feature fireplace and offering a window to the front elevation with a made to measure shutter blind. A door leads through to an inner lobby with access to the cellar as well as the second reception currently being utilised as a lounge. With a central log burner, enclosed staircase to the first floor and access to the kitchen. Fitted with a range of modern wall and base units with roll edge work surfaces over, stainless steel sink and drainer unit with mixer tap, complimentary tiled splash backs, electric hob with extractor over, electric oven and grill, plumbing for washing machine, space for fridge freezer, under unit lighting, lino flooring and timber glazed door giving access to the outside.

### First Floor

Moving upstairs you will find two bedrooms, the master

bedroom being a comfortable double and featuring a characterful fireplace. The family bathroom completes the first floor and is fitted with a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiling, heated towel rail and built in cupboard housing the central heating boiler. An enclosed staircase rises to the loft.

### Loft Conversion

A particular selling feature of the accommodation is the loft conversion with a Velux window to the front & a dormer window at the rear providing lots of natural lighting. With useful storage in the eaves, carpet flooring and a central heating radiator.

### Outside

Another focal point of the accommodation is the larger than normal mainly laid to lawn garden offering a low maintenance courtyard adjacent to the accommodation with gated access to a decking area providing the perfect space for outdoor sitting and entertaining. There is also an outside WC, mature shrubbed borders, fruit tree, brick out house and being fenced and hedged to boundaries. There is also access to a fantastic detached garden room/home office with light and power. There is also an attached storage area.

Agents Notes: Neighbour has right of way across the back of property and has right of way through the garden to access their own.

### Tenure & Council Tax

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

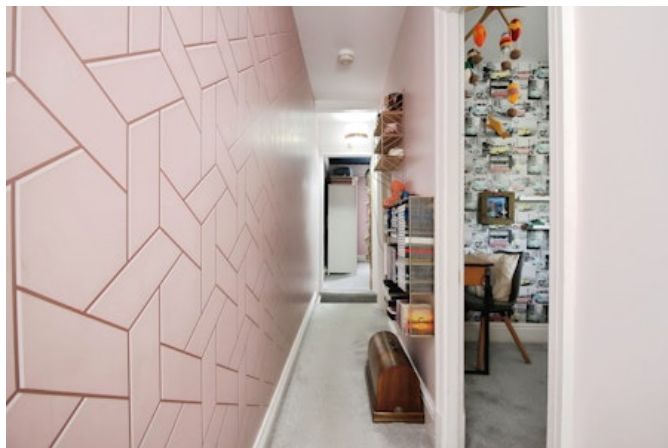
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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 firm's 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



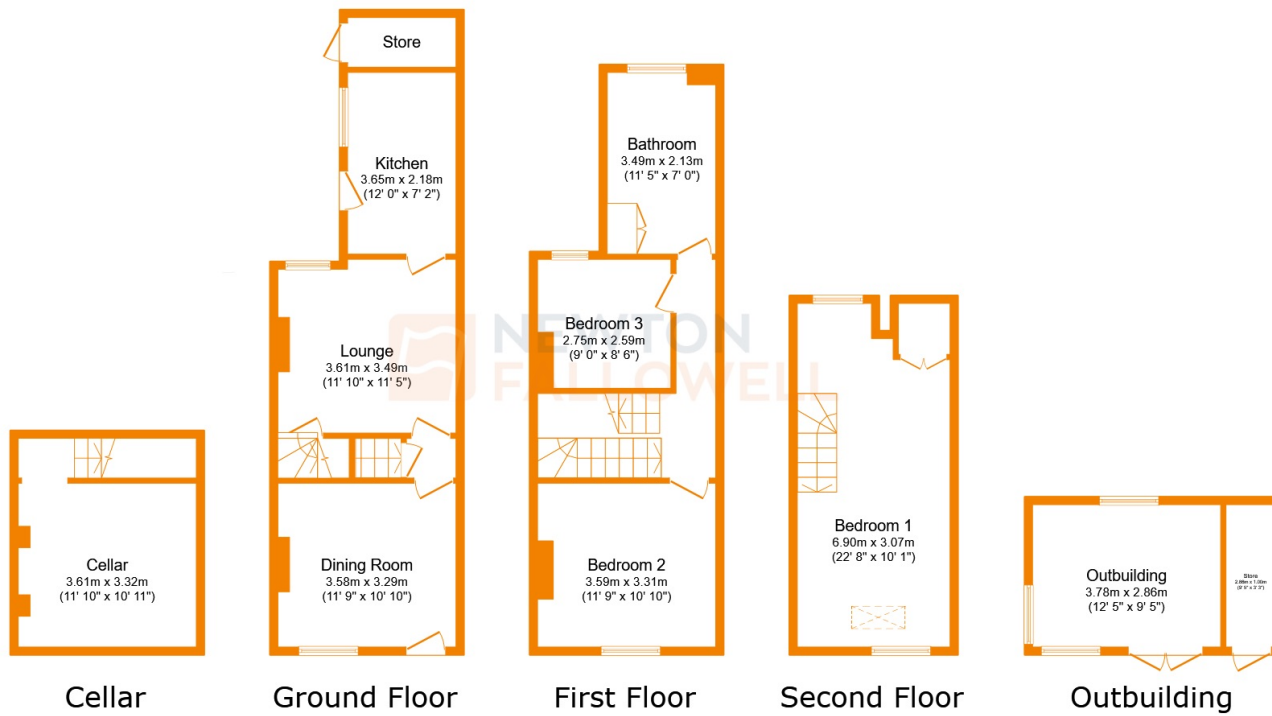
you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase 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.







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 **NEWTONFALLOWELL**

0116 366 5666  
[lfe@newtonfallowell.co.uk](mailto:lfe@newtonfallowell.co.uk)