



Glebe Road, Queniborough, LE7



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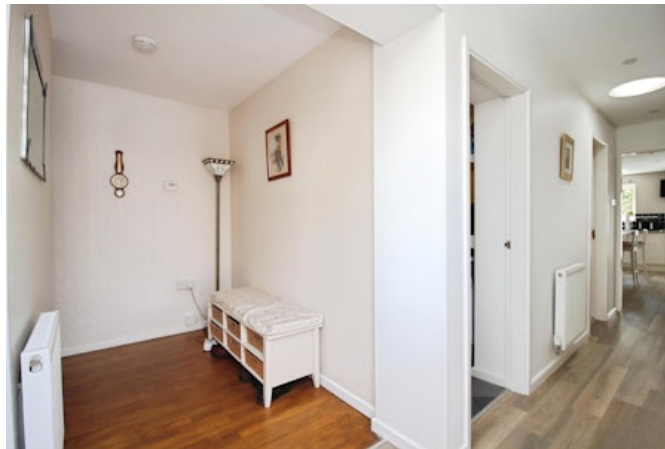
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£499,950



Key Features

- Three Well Proportioned Bedrooms
- Extended & Much Improved Detached Bungalow
- Highly Desirable Cul De Sac Position
- Contemporary Open Plan Kitchen Diner With Island & Underfloor Heating
- Bathroom & Shower Room
- Driveway & Garage
- EPC rating TBC
- Freehold





EXTENDED & RE-MODELLED! - Situated at the head of a peaceful cul-de-sac in Queniborough, this detached bungalow offers an immaculate interior, three double bedrooms and a south facing garden oozing a particularly private feel. Significantly improved by the current owners, the accommodation includes an entrance hall, open plan kitchen diner with breakfast island and under floor heating, enlarged 29ft reception room offering ample space for comfortable sitting, dining and entertaining. Three double bedrooms can be found to the front to the property, with a bathroom, utility room and shower room completing the layout. Externally there is a driveway providing plenty of off street parking and giving access to the garage. Somewhat larger than the exterior would suggest, an internal viewing is essential.

Location

Queniborough is a charming and well-preserved conservation village, known for its picturesque centre, which features an array of attractive period cottages and houses, some adorned with traditional thatched roofs. The village offers a range of local amenities, including a highly regarded primary school, a popular butcher's shop, a general store, and two welcoming pubs.

At the heart of the community is a historic village church, and residents enjoy a strong, active community spirit. Ideally located for commuters, Queniborough provides convenient access to Leicester, Melton Mowbray, and Loughborough. The nearby A46 connects efficiently to the M1 via the North West Leicester bypass. For a wider selection of shops and services, the nearby town of Syston offers additional facilities.

Internal Accommodation

Upon entry to the bungalow you step into the welcoming entrance hallway being partially presented

with characterful wood flooring and giving access to the majority of the internal accommodation. A particular focal point of the layout is the open plan kitchen diner enjoying the use of under floor heating and is fitted with a range of wall and base units with complementary work surfaces, built in electric 'Hotpoint' oven and grill, breakfast island with electric hob and hood above, built in fridge freezer and insert 1.5 sink and drainer. With patio doors opening out into the garden and internal glazed door leading through to the enlarged reception room measuring 29ft and offering ample space for sitting, dining and entertaining. Three double bedrooms are served by a bathroom with a walk in bath, wash basin and comfort WC. A cleverly created shower room also features a comfort WC. A utility room completes the internal layout providing useful storage and space for appliances.

Outside

The property is situated within the sought after village of Queniborough. To the front is a driveway providing off street parking giving access to the single garage boasting light, power and an electric door, with a low maintenance front garden. Another particular selling feature of the accommodation is the mainly laid to lawn garden oozing a particularly private feel not overlooked from beyond. Offering a variety of plants and shrubbery to borders, as well as a summer house and shed.

Tenure & Council Tax

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



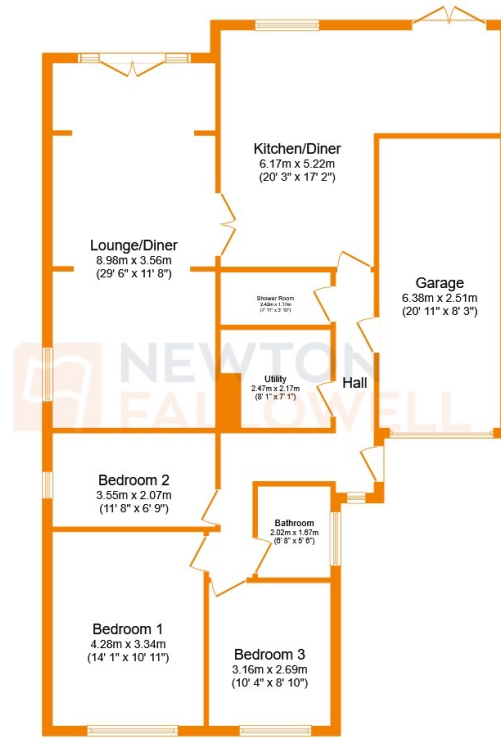
you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase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







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





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