



Park Lane, Queniborough, LE7



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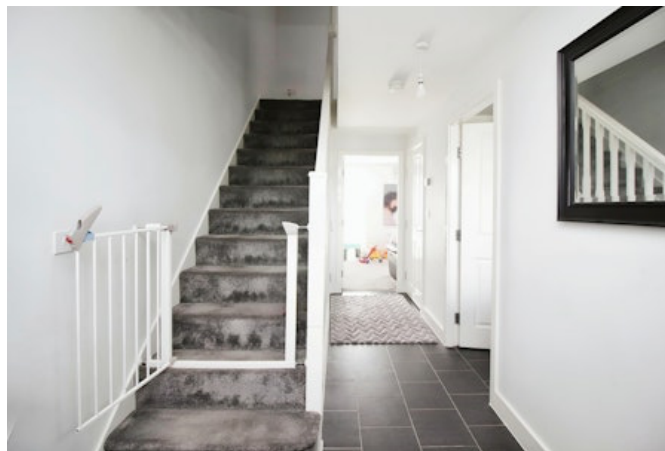
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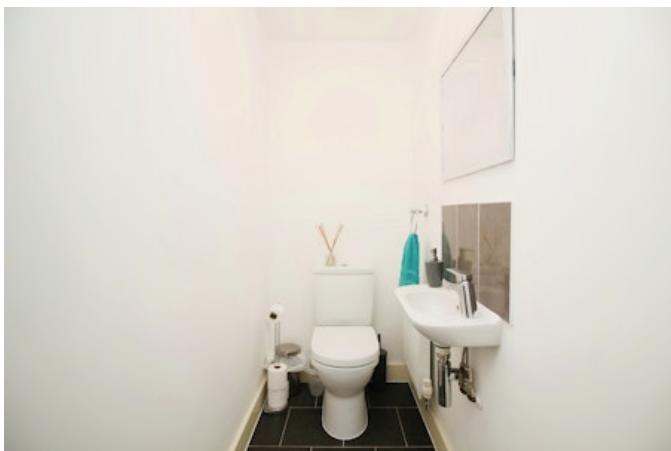
£225,000



Key Features

- Three Bedroom End Town House
- Offered at 80% of the market value
- Built By Award Wining Developer Davidsons
- Desirable Village Location
- Overlooking Play Park
- Two Allocated Parking Spaces
- EPC rating B
- Freehold





Built by award winning developer Messrs. Davidsons and boasting off road parking for two cars, fall in love with this modern three bedroom semi detached home situated on the sought after Barley Fields development on the fringes of the pretty village of Queniborough. Having the remainder of the 10 years builders warranty, this property will be perfect for first time buyers looking for a low maintenance property to move straight into. The internal accommodation comprises in brief; entrance hall, downstairs WC, kitchen diner and lounge with French doors opening to the garden. Upstairs there are two double bedroom, a practical third bedroom and a bathroom. Occupying a pleasant position overlooking the play park, externally there are front and rear lawned gardens. An early viewing is strongly recommended.

PLEASE NOTE:

This property is offered at 80% of the market value due to being part of the government affordable housing scheme however you still own 100% of the property. This is not shared ownership! The tenure is Freehold. The property can be sold to first time buyers with a combined income of no more than £80,000 and cannot be rented out. In addition, you are still eligible to buy under the scheme if you have owned a property previously or have one now but are selling to purchase this property, you just can't already own and buy this type of house in addition to your current house. Please call us on 0116 344 0110 for more information.

Accommodation

Front entrance door opens into the:

Entrance Hall

A welcoming entrance to the home with a staircase rising to the first floor, useful storage cupboard, central heating radiator and doors to all of the downstairs accommodation

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a central heating radiator.

Kitchen Diner

Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and matching splashbacks. Features include an inset sink and drainer with mixer tap, built in 'AEG' oven, four ring gas hob with extraction hood above and space for a fridge freezer and washing machine. Affording ample space for a table and chairs, there is a central heating radiator and double glazed window to the front elevation with a made to measure blind.

Lounge

The neutrally decorated reception room offers a double glazed window to the rear aspect with a made to measure blind, central heating radiator, carpet flooring, TV point and a useful built in storage cupboard. French doors with fitted blinds open out into the rear garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator and a hatch to the insulated loft space.

Bedroom One

A double room offering a double glazed window to the rear elevation with fitted blinds, central heating radiator and carpet flooring.

Bedroom Two

A second double room offering views of the play park to the front elevation through a double glazed window with a fitted blind. There is also a central heating radiator and carpet flooring.

Bedroom Three

A practical third bedroom offering a double glazed window with fitted blind to the rear elevation, carpet flooring and a central heating radiator.

Bathroom

Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with part





tilled surrounds, central heating radiator and double glazed window to the front elevation.

Outside

The plot enjoys the use of two allocated parking spaces to the front with a lawned garden and pathway to the front door. Gated access leads to a lawned rear garden enclosed by fencing.

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

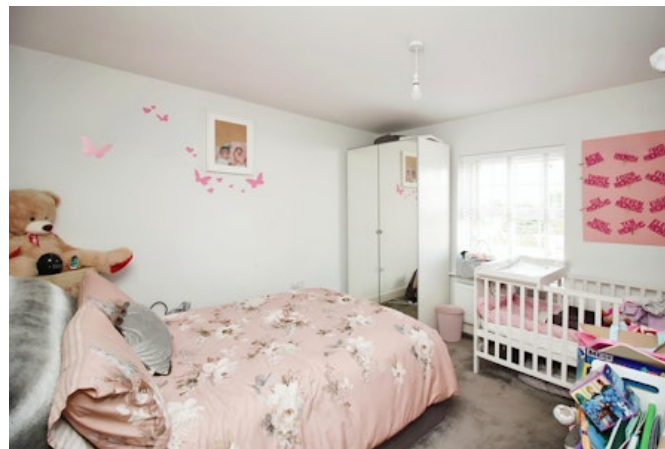
Viewings are strictly by appointment only.

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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime



Legal to compensate for its role in the provision of these checks.”

Agents Note

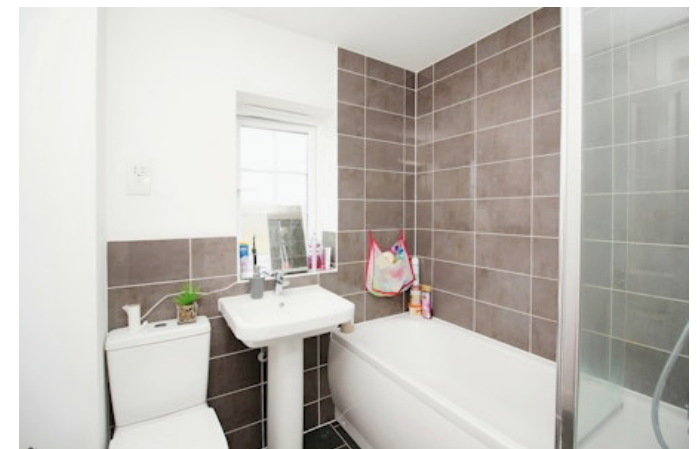
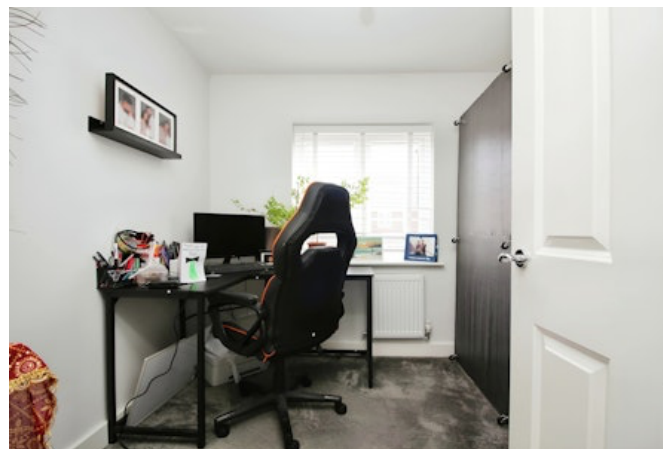
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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

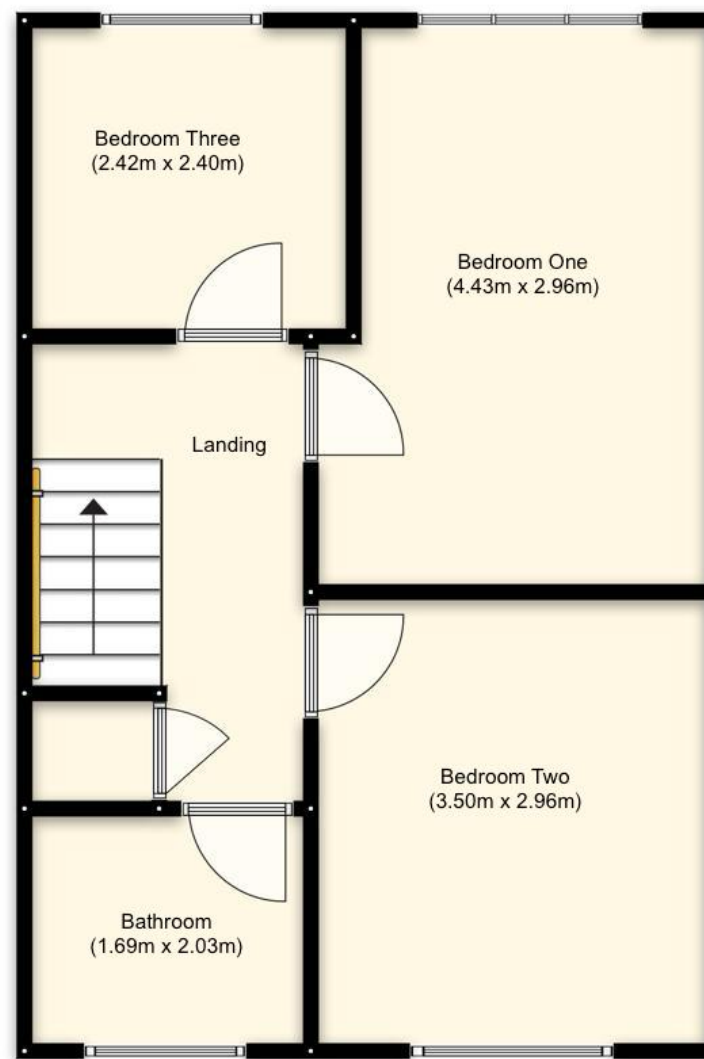
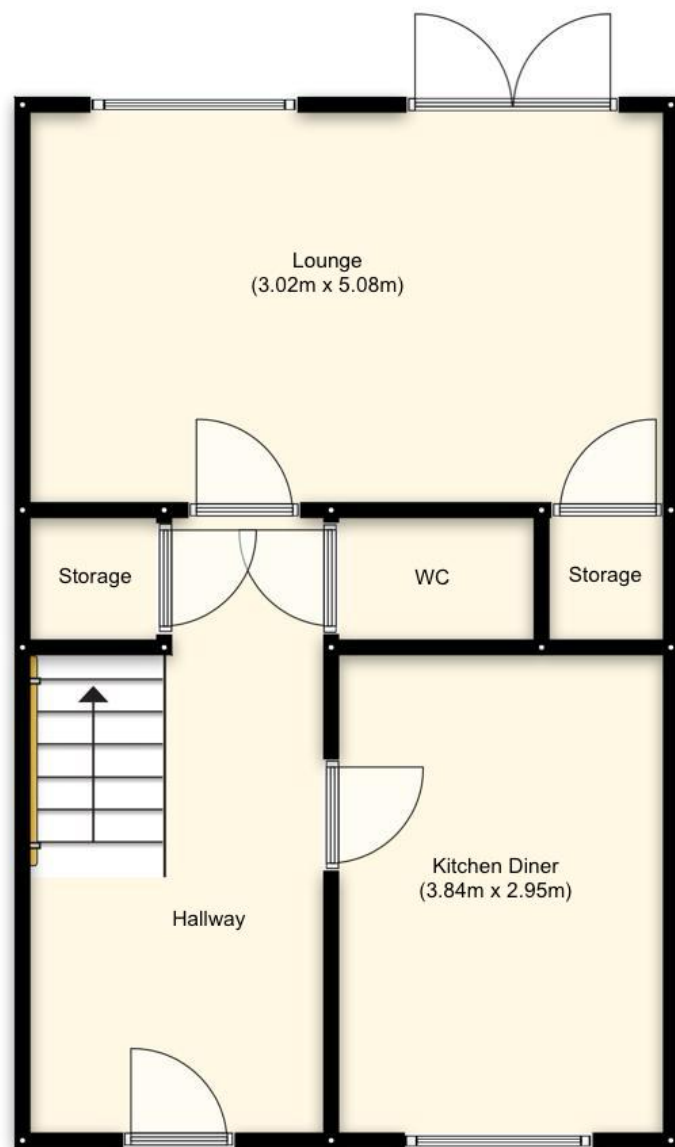
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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









Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		