



18 Primrose Way

Queniborough, Leicester, LE7 3UJ

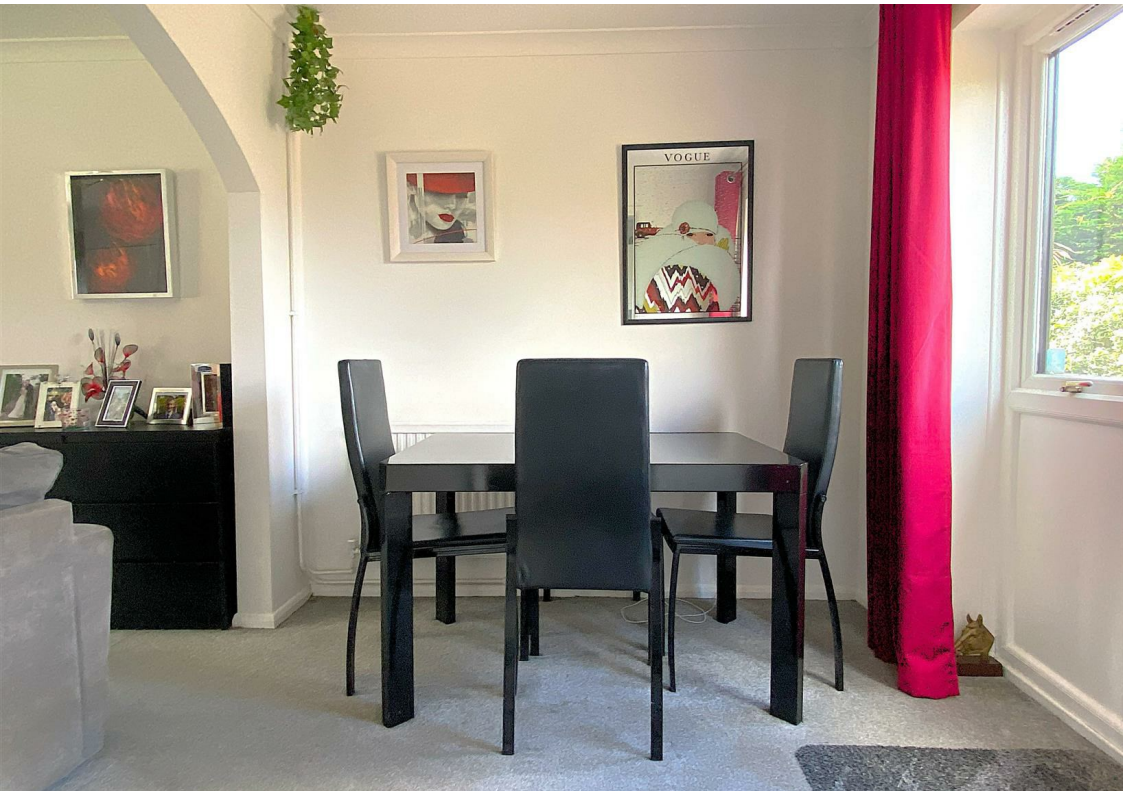
£250,000





Aston & Co are delighted to offer to the market this well presented link detached home set in the popular Rearsby Gardens retirement complex. The accommodation briefly consists of, entrance hall, lounge, dining area and a kitchen to the ground floor with three bedrooms and a bathroom to the first floor. The property also benefits from, gas central heating, upvc double glazing, front and rear gardens, garage and off road parking.

- Well Presented Link Detached Home Set within A Popular Retirement Complex.
- Sought After Village Location
- Three Bedrooms
- Lounge & Dining Area
- Gas Central Heating & Upvc Double Glazing
- Front & Rear Gardens
- Garage & Parking
- EPC Rating TBC, Freehold, Council Tax Band
- Emergency Pull Cord System & Warden
- Over 60's Development





## Location

Rearsby gardens is a warden assisted over 60s retirement complex, with onsite manager and residents lounge. The complex is located in the picturesque Conservation village of Queniborough, Known for its unspoilt village centre and period cottages. The village itself offers a local primary school, parish church, two public houses, a village store/post office and butchers with a wider range of local amenities found at nearby Syston including a railway station .Queniborough is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough.

## The Property

The property is entered via a double glazed upvc door leading into.

## Hall

With stairs to the first floor and provides access to the following.

## Lounge

13'5" x 15'10" (4.09 x 4.83 )

With window to the front, fire with feature surround and coved ceiling.

## Dining Area

7'9" x 7'11" (2.37 x 2.43 )

With door leading onto the rear garden and archway leading to the kitchen.

## Kitchen

7'6" x 7'8" (2.29 x 2.36 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a free standing cooker with extractor, sink and drainer unit, tiled flooring and plumbing for a washing machine.

## The First Floor Landing

7'10" x 5'10" (2.41 x 1.80)

With cupboard housing the boiler.

## Bedroom One

9'7" x 10'5" (2.94 x 3.20 )

## Bedroom Two

9'7" x 10'11" (2.93 x 3.33)

## Bedroom Three

7'7" x 6'7" (2.33 x 2.01 )

## Bathroom

6'7" x 4'11" (2.01 x 1.52 )

Fitted with a three piece suite comprising low level wc, pedestal basin and bath with shower over.

## Garage/ Carport

With electric shutter door, power and light.

## Outside

To the front of the property is a lawned garden and tarmac drive way.

To the rear is a well-stocked mature garden with patio and seating areas, gated access to the side, with walled and fenced boundaries

## Note To Buyers

The property is subject to a service charge £162.22 per month. The service charge includes, building insurance, warden fees, pull cord system, maintenance to the front gardens and all communal areas.

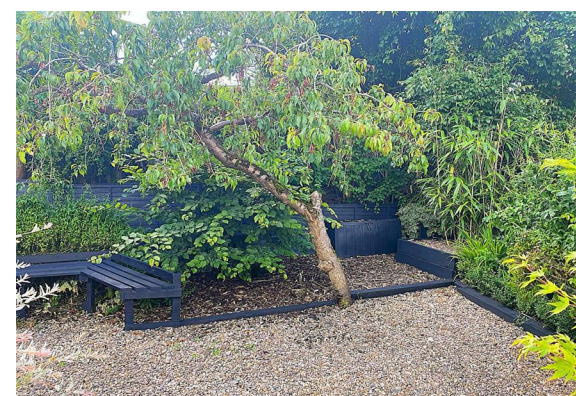
The property is attached to the wardens office, we are told by the sellers the warden is onsite for 20 hours per week.

The complex is subject to a minimum age requirement of 60 Years

## Services

The property benefits from mains, gas, water, electric and drainage.

Internet-standard and super fast only see ofcom checker for more details.



## Floor Plan



## Viewing

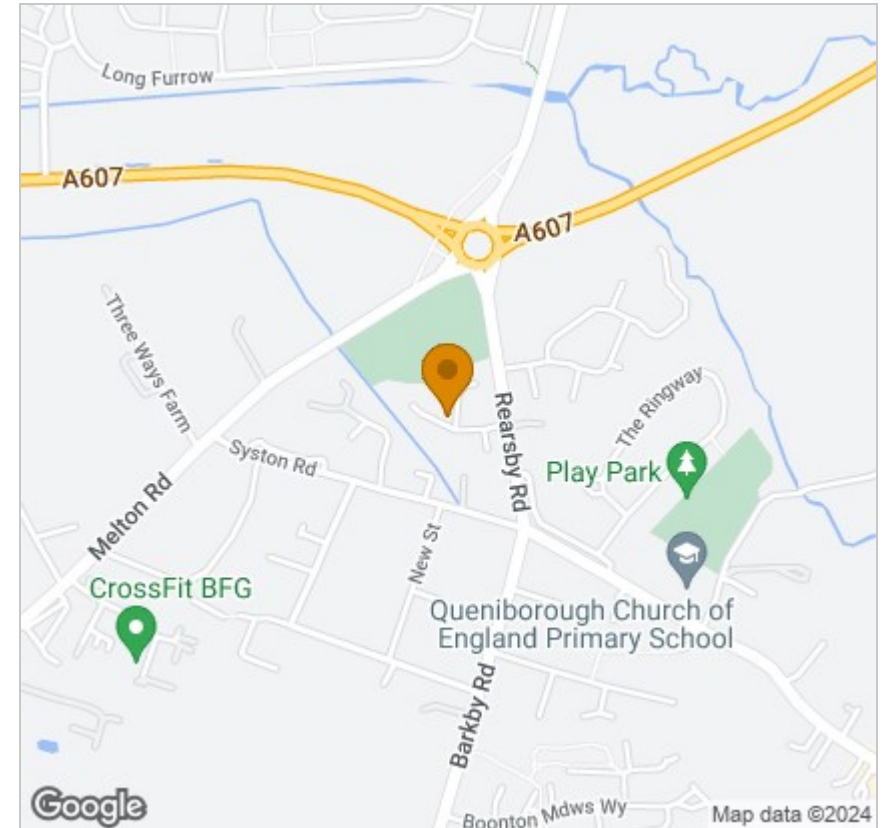
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 