



Syston Road, Queniborough, LE7



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Price TBC



Key Features

- Flexible internal layout
- Desirable village location
- Exciting Renovation/development project
- Upgraded roof
- Tenure - Freehold / Tax Band C
- Viewings strictly by appointment only!
- EPC rating TBC
- Freehold





EXCITING PROJECT! - Occupying a desirable position in a much sought after village of Queniborough is this detached bungalow. Having well proportioned rooms throughout and lending itself to further extensions or development subject to planning, the property is also offered with the benefit of no upward chain. Requiring total renovation internally but offering the perfect blank canvas for those looking to create a wonderful home. Benefiting from an upgraded roof, an internal inspection is essential to truly appreciate the potential on offer.

Auctioneers Comments

Coming Soon!

Location

Queniborough is a conservation village with a well-preserved centre characterised by a range of period cottages and houses, including some thatched properties. Local amenities include a primary school, a traditional butchers, a general store and two public houses, together with a parish church and active community groups.

The village is conveniently located for access to Leicester, Melton Mowbray and Loughborough. The nearby A46 provides links to the North West Leicester bypass and onward to the M1 motorway. A wider range of amenities and services can be found in nearby Syston.

Tenue & 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.

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

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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



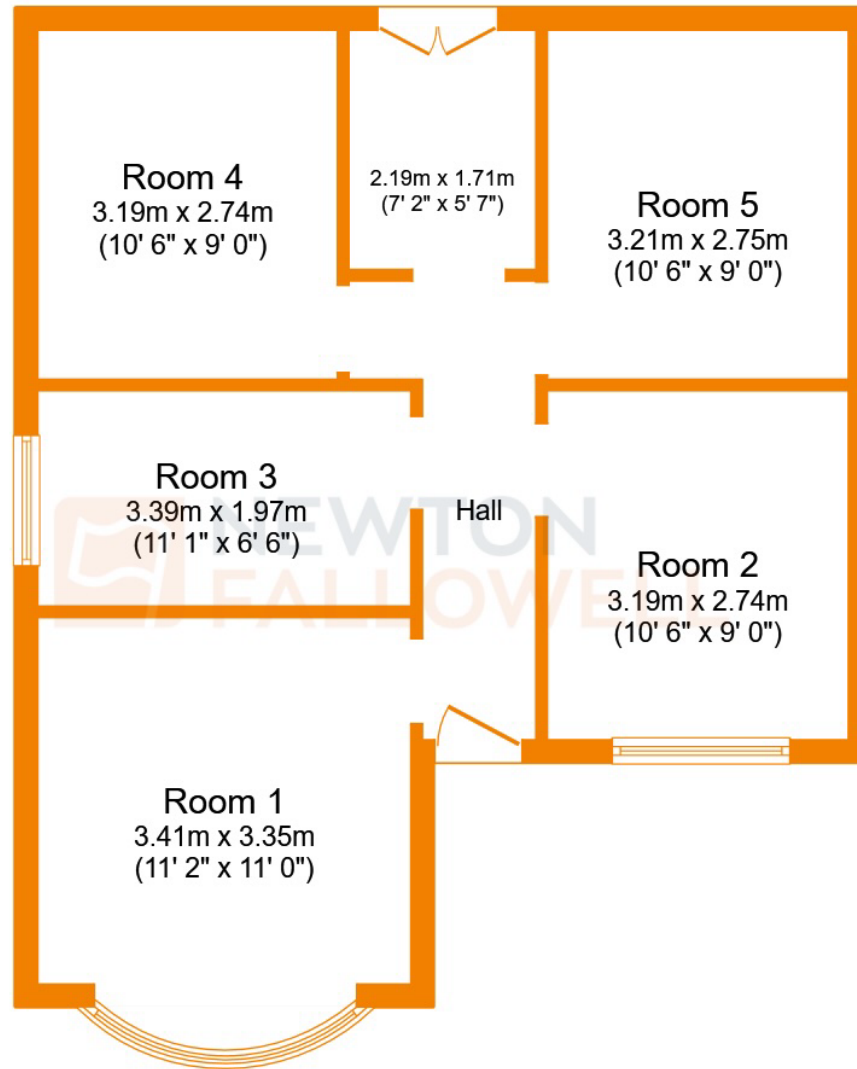
we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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

