



NEWTON

20 The Ringway, Queniborough - LE7 3DL

Guide Price £299,950

 **NEWTON FALLOWELL**



## 20 The Ringway

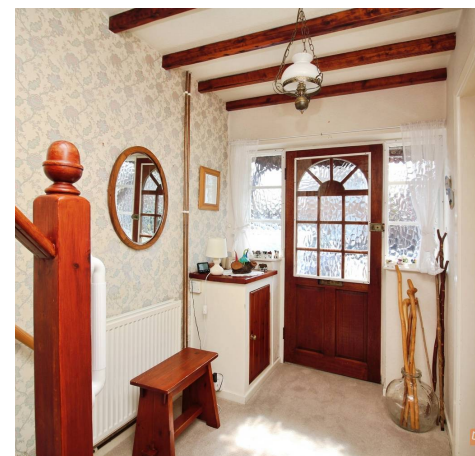
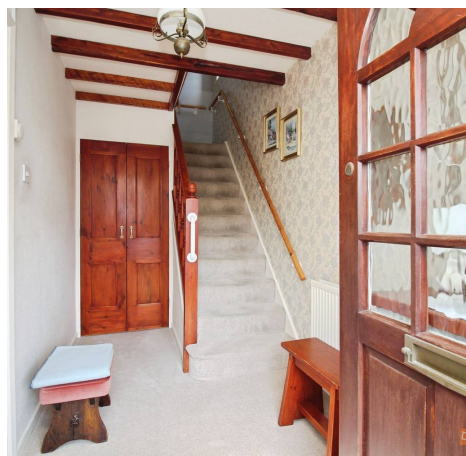
Queniborough, Leicester

This traditional three-bedroom semi-detached house presents an excellent opportunity for families seeking a well-proportioned home in a highly sought-after location. Lovingly looked after by the same family for many years and offered with no upward chain, the property comprises an entrance porch and hall, full length lounge diner offering flexible living and entertaining space, and a kitchen. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. Externally, there is a private driveway, carport and garage, with a particularly private garden. Ideally located for reputable schools, local amenities and excellent transport links, this much-loved family home offers a wonderful balance of space, convenience and tranquillity. Early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

- Three practical bedrooms
- Semi detached family home
- Available with no upward chain
- Gas central heating throughout
- Driveway, carport and garage
- Within walking distance to local schooling
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





### Welcome to your new home

Upon entry to the property you step into the welcoming entrance hall, featuring a staircase rising to the first floor, useful cloaks cupboard and meter cupboard. A door leads through to the full length reception room, offering ample space for both formal dining and comfortable sitting. With carpet flooring, fireplace and a characterful walk in half bay window to the front elevation. The kitchen is fitted with a modern range of wall and base units with complementary roll edge work surfaces over, tiled splashbacks, sink and countertop drainer and space for appliances. With a useful pantry and a side access door to the carport.

### Ascend to the first floor

Moving upstairs a carpeted landing provides access to three practical bedrooms, two of which are comfortable doubles and enjoy the use of built in storage. The second bedroom houses the central heating boiler. Completing the first floor layout is the family bathroom, fitted with a three piece suite comprising a bath, wash basin and WC, with part tiled surrounds.

### Outside

The plot offers a driveway to the front providing off road parking and giving access to the carport which in turn leads to the garage measuring 4.95m x 2.37m with light and power. A particular selling feature of the home is the rear garden, not directly overlooked from beyond and featuring both paved and lawned areas, perfect for outdoor sitting and entertaining.



### Location

The property is situated in the attractive and sought-after village of Queniborough, conveniently positioned to the north of Leicester and ideally placed for access to the neighbouring towns of Loughborough and Melton Mowbray. The nearby town of Syston provides a comprehensive range of everyday amenities, including a shopping precinct, library, church and schools. The area also benefits from excellent road links, with easy access to the A46 and the M1 motorway, making it well suited to commuters. Regular bus services provide convenient connections to Leicester city centre and Melton Mowbray. For further information regarding schooling and admissions, prospective purchasers are advised to make their own enquiries with the relevant local authority.

### Tenure & 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.

### Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

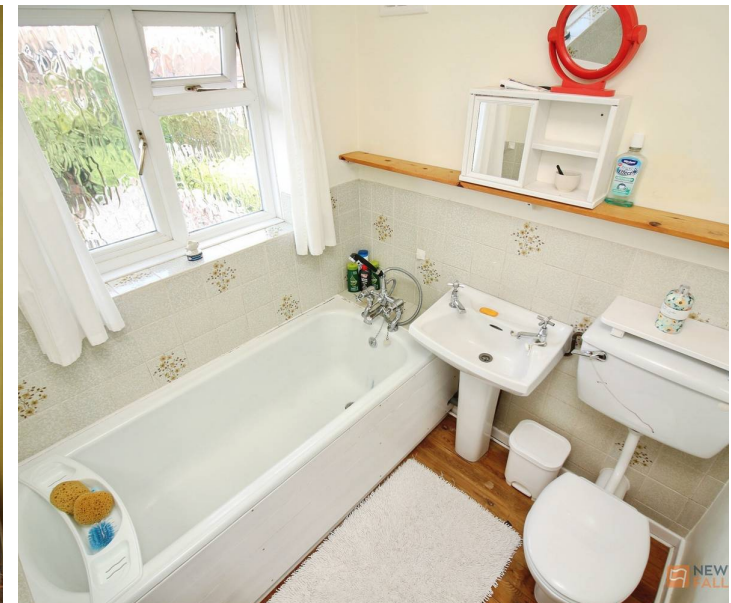


## Referrals

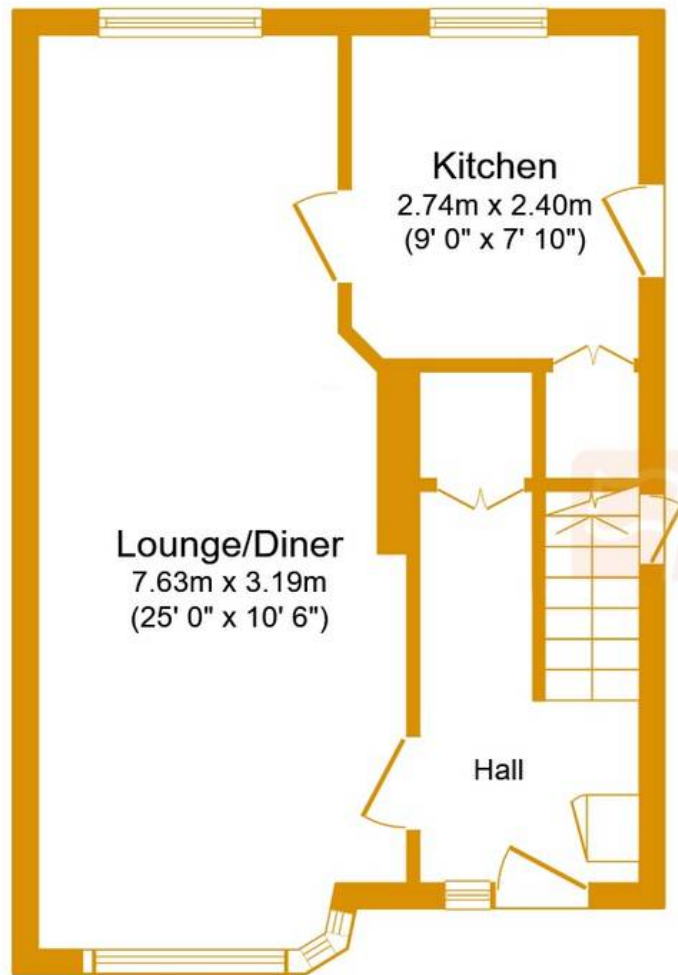
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

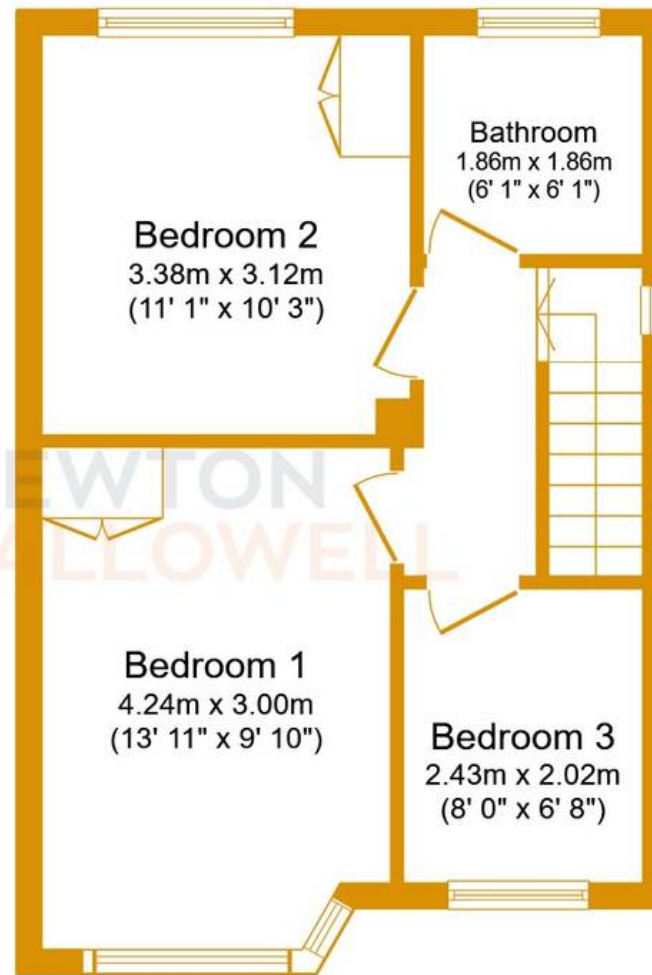
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



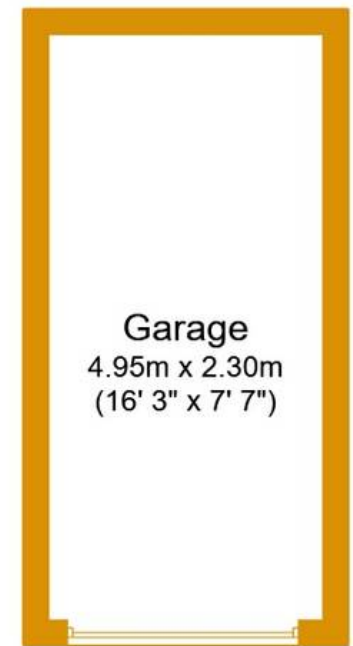




Ground Floor



First Floor



Garage

Total floor area: 86.9 sq.m. (936 sq.ft.)

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