



22 Primrose Way, Queniborough - LE7 3UJ
£215,000

 **NEWTON FALLOWELL**

22 Primrose Way

Queniborough, Leicester

Occupying a set back cul de sac position on the exclusive and popular 'Rearsby Gardens' retirement development in Queniborough, this particular two bedroom bungalow for over 60's (Or Over 55's if Retired Through Disability) enjoys a larger than normal sunny garden to the rear, as well as boasting a carport providing off road parking. A perfect option for those looking to downsize to single storey living, the accommodation includes an entrance hall, lounge, kitchen diner, two bedrooms and a shower room. Set back from the road, an early viewing is highly recommended to avoid disappointment

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom bungalow
- Exclusive over 60's retirement development (Or Over 55's 55 if retired through disability)
- 24 Hour emergency careline alarm system
- Wrap around lawned garden
- Tucked away corner position
- Desirable cul de sac location
- Tenure - Leasehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the welcoming entrance hallway with a useful storage cupboard and doors providing access to all accommodation. The lounge features French doors opening directly onto the wraparound gardens, creating a seamless connection between the indoor and outdoor spaces. With an electric fireplace and carpet flooring. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, and also benefits from French doors leading to the garden, further enhancing the light and airy feel of the property. The accommodation is completed by two well proportioned bedrooms and a shower room with walk-in shower, wash basin and WC, with complementary tiling.

Outside

Externally, the property benefits from an ample carport providing secure off-road parking, together with additional storage space. The real hidden gem, however, is the impressive wraparound garden, enjoying a desirable south-facing aspect and offering plenty of space for outdoor entertaining, relaxing in the sunshine or indulging in gardening. There is also summerhouse.

Location

Queniborough is an unspoilt conservation village with a particularly unspoilt village centre, dominated by attractive period cottages and houses, some thatched. Local facilities include a primary school, popular butchers shop, general store and two popular pubs. The village also offers a thriving community and an ancient village church. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough, the A46 now affording fast access via the North West Leicester bypass to the M1. More extensive local facilities and amenities are available at nearby Syston.



About Rearsby Gardens

The Rearsby Gardens retirement development in Queniborough is an exclusive selection of properties which are found in a desirable Charnwood village location, offering a perfect choice for those looking for a combination of independence, peace/privacy and helpful assistance if required. The community offers non-resident management staff and maintained communal lounge and gardens, with frequent social activities and a bus stop only 400 yards away giving easy access into Syston centre. The development is specifically designed for people over 60 years of age, or 55 plus if retired through disability.

Tenure & Council Tax

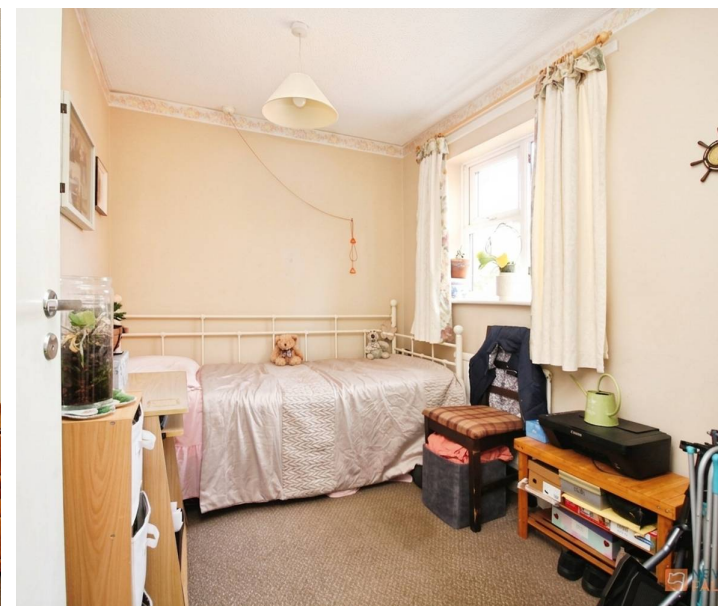
We understand the property to be LEASEHOLD with vacant possession upon completion. 999 Years from 1 July 1986. The seller has advised us that the service charge £165.65 per month (reviewed yearly and to be checked via your conveyancer). Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

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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.







Ground Floor

Total floor area: 73.0 sq.m. (786 sq.ft.)

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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