

33 Avenue Road, Queniborough - LE7 3FB

Guide Price £385,000

NEWTON FALLOWELL

The Property Ombudsman

33 Avenue Road

Queniborough, Leicester

Situated in the highly desirable village of Queniborough, this four-bedroom home occupies an impressive larger-than-average corner plot with the potential for extension subject to necessary consent. Benefiting from gas central heating and double glazing, the accommodation briefly comprises an entrance porch and hallway, downstairs WC, lounge, conservatory and breakfast kitchen. To the first floor are four well-proportioned bedrooms, three with built-in storage, and a modern shower room. Externally, the property boasts front and rear gardens, a double garage, ample off-road parking and additional gated parking suitable for a caravan. Conveniently located for local amenities, the A46 and M1 motorway network. An excellent family home offering generous accommodation and outdoor space.

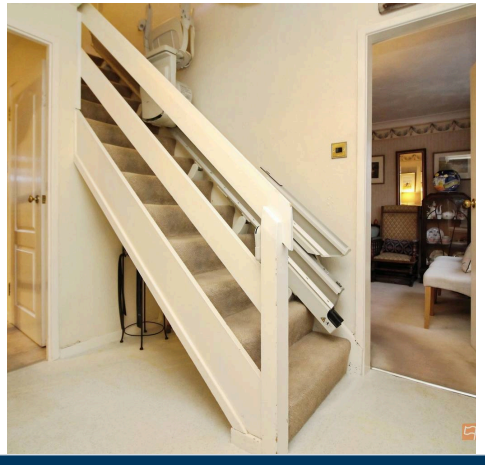
Council Tax band: D

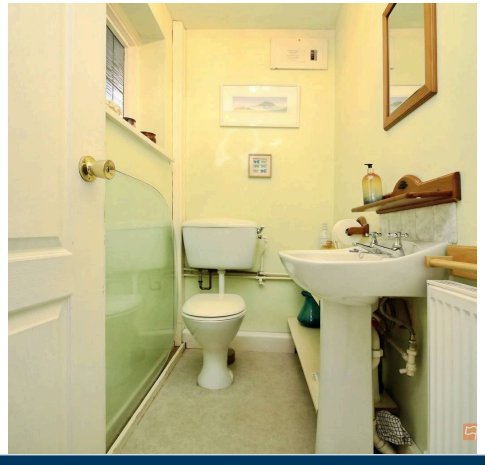
Tenure: Freehold

- Four bedroom detached family home
- Larger than normal corner plot with potential for extension (STP)
- Ample off road parking and double garage
- Available with no upward chain
- Downstairs WC
- Sought after village location
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating TBC
- Viewings strictly by appointment only!















Welcome to your new home

The property is entered via a front door leading into an entrance porch, which in turn provides access through a further door into the entrance hall. The entrance hall has stairs rising to the first floor and access to a downstairs WC, fitted with a low-level WC, wash hand basin and tiled splashbacks. The lounge benefits from a double-glazed window overlooking the front elevation, together with double-glazed sliding patio doors providing access to the conservatory. The conservatory, of metal and glazed construction, features sliding doors opening onto the rear garden. The breakfast kitchen is fitted with a comprehensive range of wall and base units with roll-edge work surfaces over, incorporating a one-and-a-half bowl sink and drainer with mixer tap, tiled splashbacks, plumbing for a dishwasher and an integrated fridge and freezer. A glazed door provides access to the side of the property which serves access to the front, rear and the double garage.

Moving upstairs

To the first floor are four well-proportioned bedrooms, with bedrooms one, two and three benefiting from built-in storage. Completing the first-floor accommodation is a modern shower room, fitted with a walk-in shower, wash hand basin and WC.

Outside

A particular feature of the property is its larger-than-average corner plot, offering generous and well-maintained gardens together with ample off-road parking. To the front of the property is a garden featuring a shaped lawn and a variety of mature shrubs, together with extensive off-road parking providing access to the double garage. The garage is fitted with an up-and-over door, power and lighting, and plumbing for a washing machine. A further doorway leads into a covered area, which provides access to the kitchen, the front of the property and the rear garden. The rear garden is a particularly attractive feature, being well-maintained, private and established, with a shaped lawn, a variety of mature shrubs and bedding plants, and a patio area complemented by an electric awning. Double gates provide access to the side of the property, offering additional off-road parking suitable for cars or a caravan.

Location

The property is situated within the highly regarded and attractive village of Queniborough, which offers a range of local amenities including shops, public houses, a church and a primary school. The village also benefits from excellent transport links, providing convenient access to the A46 and the wider M1 motorway network.

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

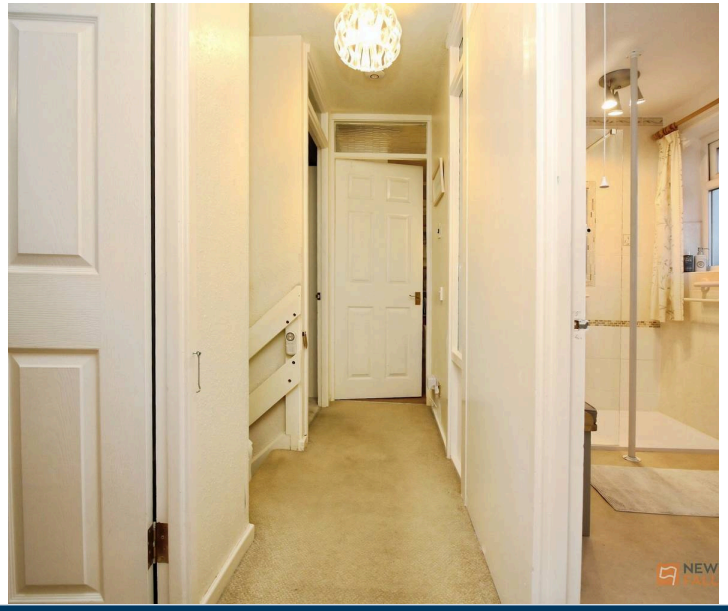
Viewings are strictly by appointment only.













Need Independent Mortgage Advice?

We are pleased to introduce 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. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark 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.

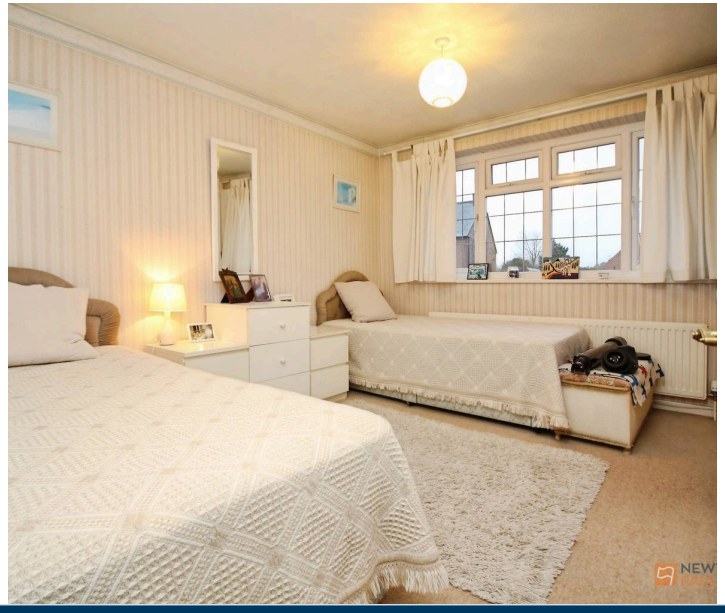
Referrals

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 (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.







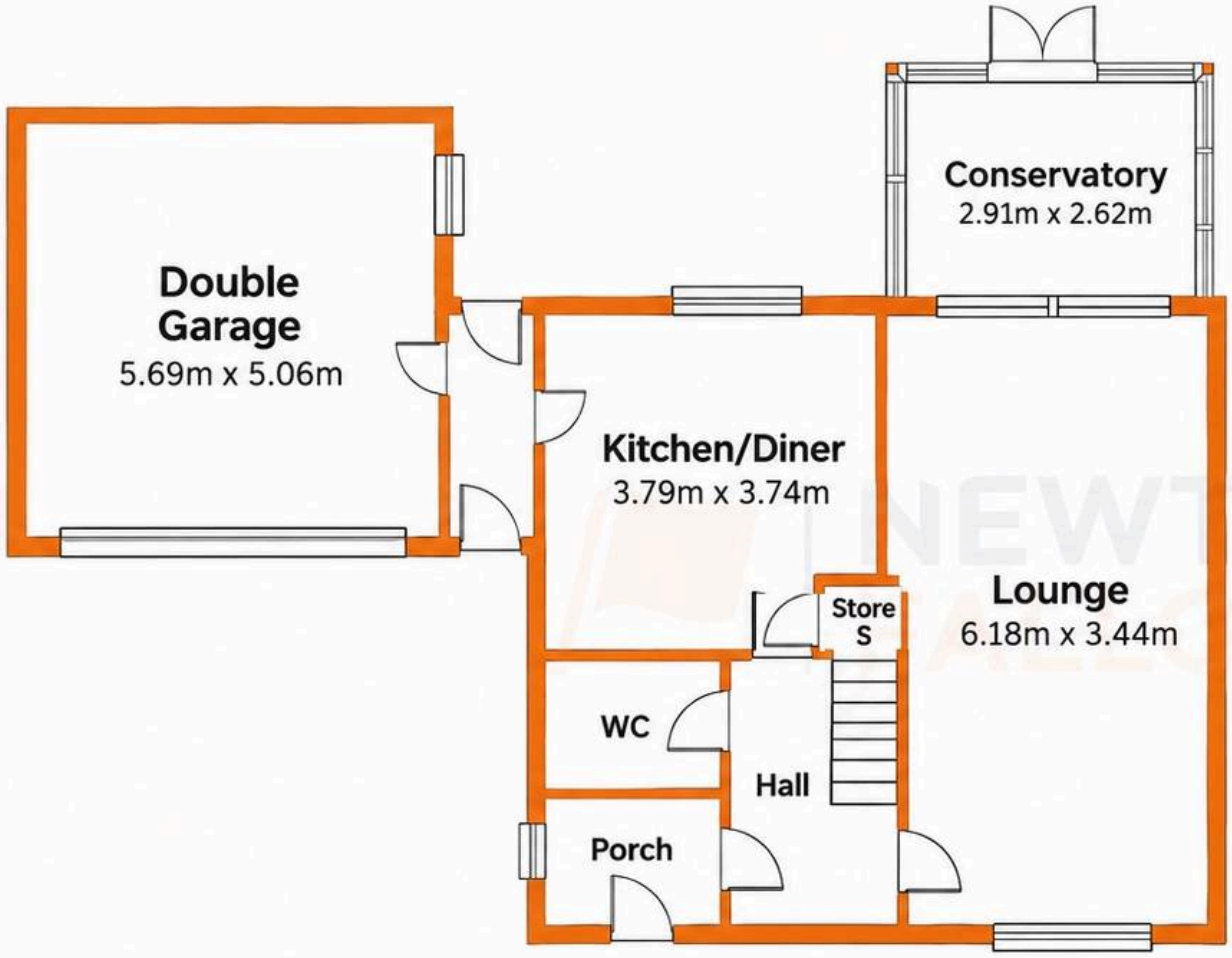




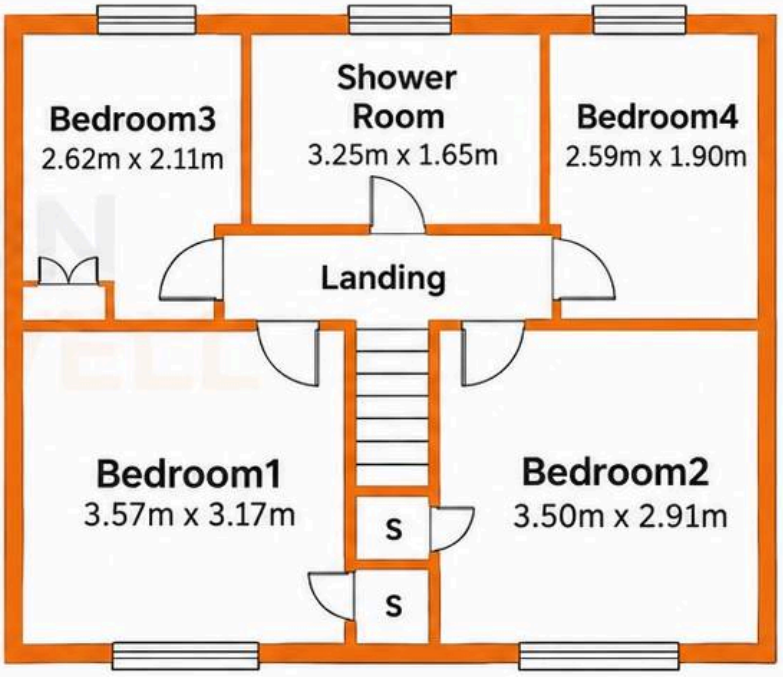




NEWTON FALLOWELL



GROUND FLOOR



FIRST FLOOR

For illustrative purposes only. Not to scale. All dimensions are approximate.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK











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APPROVED CODE

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