



27 Primrose Way, Queniborough - LE7 3UJ

Guide Price £275,000

 **NEWTON FALLOWELL**

27 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 particularly private garden to the rear, as well as boasting a garage with an electric door providing off road parking. A perfect option for those looking to downsize to single storey living, the accommodation includes an entrance hall, lounge diner with bay, modern kitchen, two bedrooms, orangery extension and contemporary fitted shower room. Ann early viewing is highly recommended to avoid disappointment

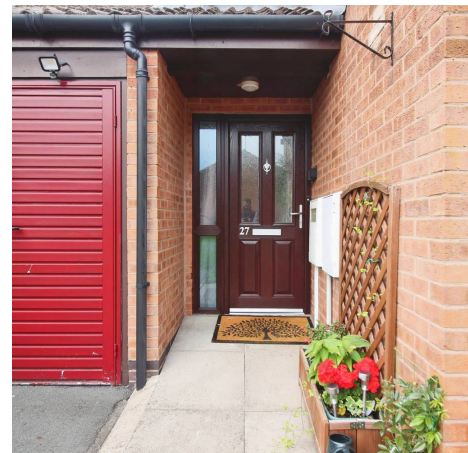
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom link detached bungalow
- Exclusive over 60's retirement development (Or Over 55's if retired through disability)
- 24 Hour emergency careline alarm system
- Larger than normal rear garden
- Desirable cul de sac location
- Orangery extension to the rear
- Tenure - Leasehold
- Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

The property is entered via a glazed composite door into the entrance hallway, featuring wood-effect vinyl flooring, built-in storage and access to the accommodation. The lounge benefits from a box bay window overlooking the front, ceiling coving and TV point. The re-fitted kitchen offers modern wall and base units, work surfaces, halogen hob with extractor, eye-level electric oven and grill, ceramic sink, integrated washer/dryer, fridge, freezer and dishwasher, tiled flooring and front-facing window. The re-fitted shower room comprises a corner shower, concealed-cistern WC and vanity wash basin, heated towel rail, wood-effect vinyl flooring and rear-facing obscured window. The second bedroom is currently used as a study and provides access to the UPVC and brick-built conservatory, with heating/air conditioning, blinds and French doors opening onto the rear garden.

Outside

A particular feature of the property is the landscaped rear garden, which offers a large paved patio seating area, shaped lawn and mature shrub borders. The garden is enclosed by fencing, together with a door providing access to the garage. The garage is fitted with an electric up-and-over door. To the front of the property a tarmac driveway providing ample off-road parking.

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.



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 is approximately £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.

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.



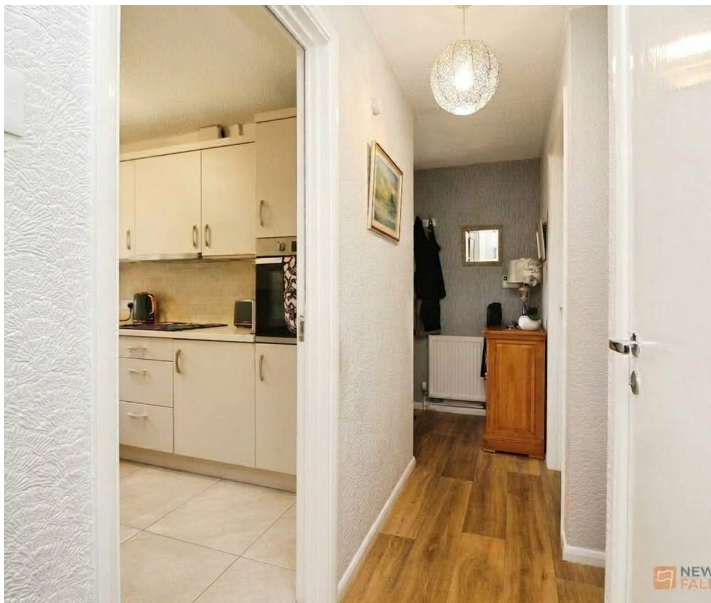


Making an Offer

"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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

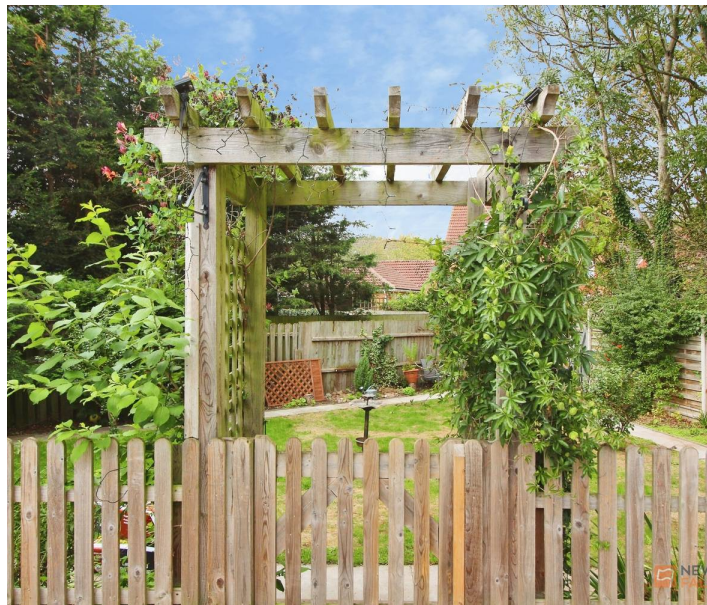


Referrals

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.

Thinking of Selling Your Home?

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.







Floor Plan

Total floor area: 77.7 sq.m. (837 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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