



12 Primrose Way, Queniborough - LE7 3UJ

Offers Over £260,000

 **NEWTON FALLOWELL**

12 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 porch and hall, lounge with bay, kitchen diner, two bedrooms and a modern fitted shower room. Available with no upward chain, an early viewing is highly recommended to avoid disappointment

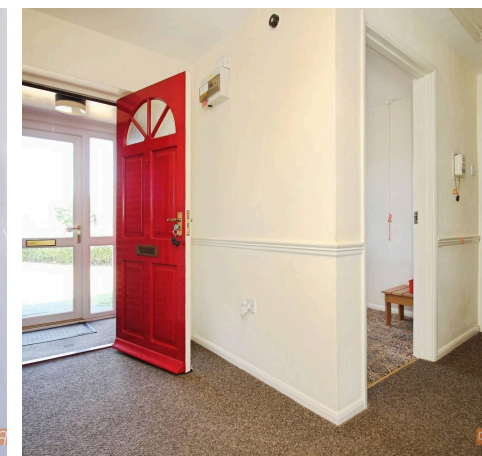
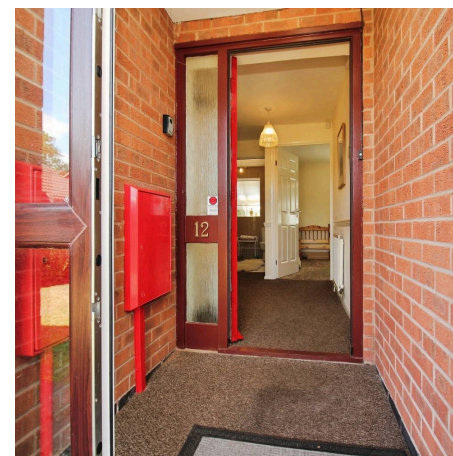
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom link detached bungalow
- Available with no upward chain
- Exclusive over 60's retirement development (Or Over 55's 55 if retired through disability)
- 24 Hour emergency careline alarm system
- Larger than normal rear garden
- Desirable cul de sac location
- Need independent mortgage advice? Get in touch today!
- Tenure - Leasehold
- Lease Term: 999 Years from 1 July 1986
- Viewings strictly by appointment only!





Welcome to your new home

The property is accessed via a uPVC double glazed entrance door leading into a welcoming porch, with a glazed door opening into the central hallway. The lounge enjoys a box bay window to the front, complemented by elegant coving, feature wall lighting and a stylish living flame gas fire with marble hearth and surround, creating a warm and inviting living space. The kitchen features a comprehensive range of high-gloss white wall and base units with granite-effect worktops, tiled splashbacks, stainless steel sink with swan-neck mixer tap, extractor hood, space and plumbing for appliances, and ample room for a dining table and fridge/freezer. French doors lead seamlessly into the bright conservatory, overlooking and providing access to the rear garden. A particular highlight is the contemporary refitted bathroom with a modern white suite, shower over the bath, heated towel rail, stylish wall tiling and quality vinyl flooring. Two practical bedrooms complete the internal layout.

Outside

Occupying a desirable set back position on this ever popular development, there is a tarmac driveway leading to the integral garage, boasting an electric door, lighting and power. Another particular selling feature of the home is the rear garden, larger than normal in size and oozing a particularly private feel. Well stocked with a variety of shrubs and trees, patio area ideal for outdoor sitting and entertaining, gated side access to bin storage area, storage sheds and green house.



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.

Lease Details & 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.





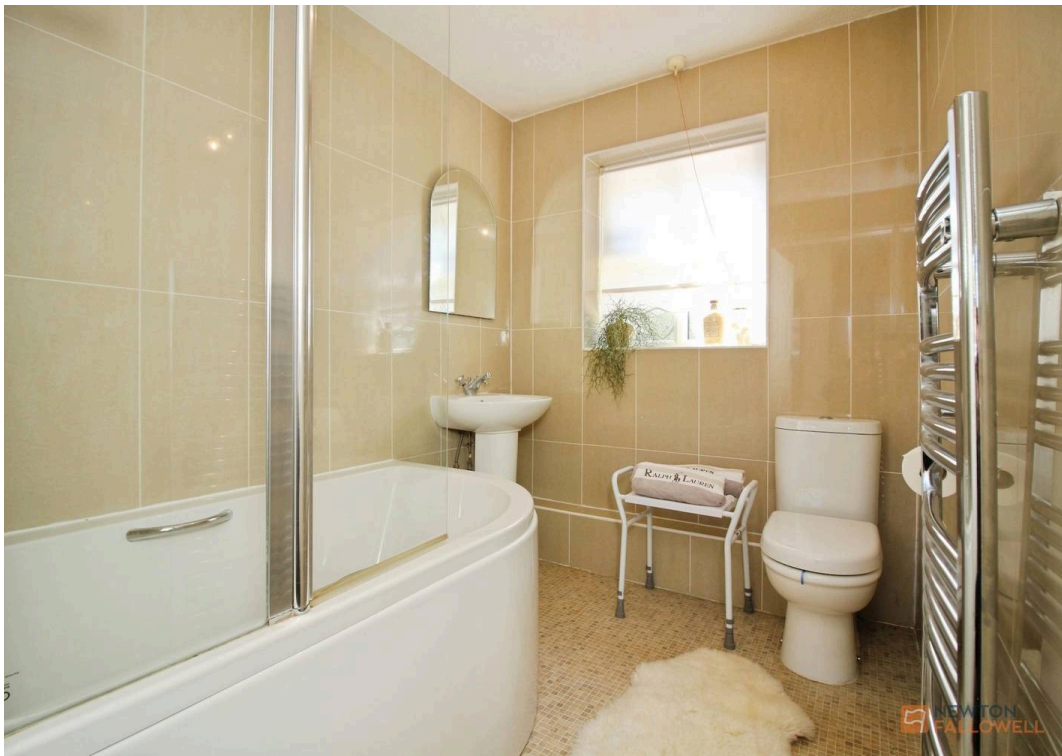
Making an Offer

"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.







Floor Plan

Total floor area: 87.0 sq.m. (936 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





Newton Fallowell System

Newton Fallowell, 1250 Melton Road - LE7 2HB

01163440110 · system@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**