



4 Rupert Crescent, Queniborough - LE7 3TU

Guide Price £550,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

4 Rupert Crescent

Queniborough, Leicester

Occupying a peaceful and highly sought-after position within this desirable village, Newton Fallowell are delighted to present this individual detached two-bedroom bungalow to the market. Offering well-proportioned single-storey accommodation, the property occupies a generous plot and provides an excellent opportunity for those seeking comfortable and versatile living in a popular residential location. The gas centrally heated accommodation briefly comprises entrance porch and hallway, lounge/diner with impressive vaulted ceiling, kitchen/diner with adjoining utility room, two double bedrooms, both with built in wardrobes and en-suite bathrooms, and two conservatories providing additional reception space and pleasant views over the surrounding gardens. Externally, the property benefits from a substantial driveway providing ample off-road parking, a detached double garage and attractive lawned gardens with mature trees and established planting, creating a private and peaceful setting. An internal viewing is highly recommended to fully appreciate the accommodation, plot and overall appeal of this individual bungalow.

- Two double bedrooms, both with en-suite bathrooms
- Larger than normal plot with the potential for extension (STP)
- Highly desirable location
- Two conservatories
- Parking for multiple vehicles and detached double garage
- Kitchen diner with utility room
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating TBC





Welcome to your new home

Upon entering the home, you are welcomed into the entrance porch, with a door leading through to the inviting hallway. Finished with attractive oak flooring, the hallway provides access to the majority of the accommodation, including a convenient cloakroom/WC, ideal for guests. The reception room offers an excellent setting for both formal dining and comfortable sitting, enhanced by a characterful vaulted ceiling and dual-aspect glazing that floods the room with natural light. Also accessed from the hallway is the well-appointed kitchen/diner, fitted with a range of units, roll-edge work surfaces, tiled surrounds, a 1.5-bowl sink and drainer, hob with extractor hood, and built-in oven and grill. There is ample space for a dining table and chairs, while a useful utility room provides additional storage and space for appliances. The kitchen also benefits from access to the conservatory, providing a versatile additional sitting area and further extending the living accommodation.

The bungalow continues to impress

The bungalow also boasts two generously sized double bedrooms, both benefiting from built-in wardrobes and their own en-suite bathrooms. The impressive master suite features a larger-than-average en-suite, complete with additional built-in storage and a striking feature sauna. From the master suite, you can also access the second conservatory, providing further versatile living space.



Outside

Approached via a private driveway, the property occupies a generous and established plot, surrounded by mature trees, lawns and well-stocked borders. The extensive grounds provide a good degree of privacy, with lawns extending around the property and paved pathways and patio areas offering several options for outdoor seating and entertaining. To the front, there is a substantial driveway providing ample off-road parking and leading to a detached double garage, which offers excellent storage and/or workshop potential. The mature landscaping, established trees and generous plot combine to create a particularly private and peaceful setting.

Location

Queniborough is a highly sought-after village, renowned for its historic charm, strong sense of community and excellent range of local amenities. Ideally positioned for convenient access to Leicester, Melton Mowbray and major road networks, the village offers the perfect balance of countryside living and everyday convenience. Surrounded by attractive open countryside, residents can enjoy a peaceful semi-rural lifestyle while remaining within easy reach of schools, shops and other essential amenities.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. 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 work 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.





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

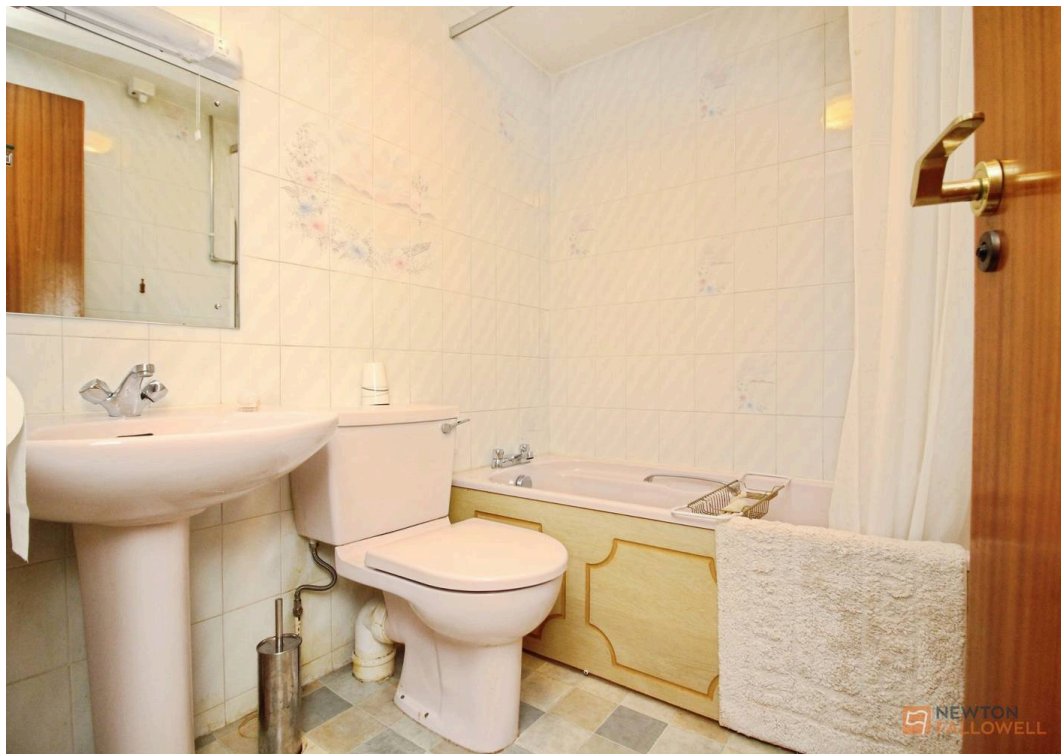
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

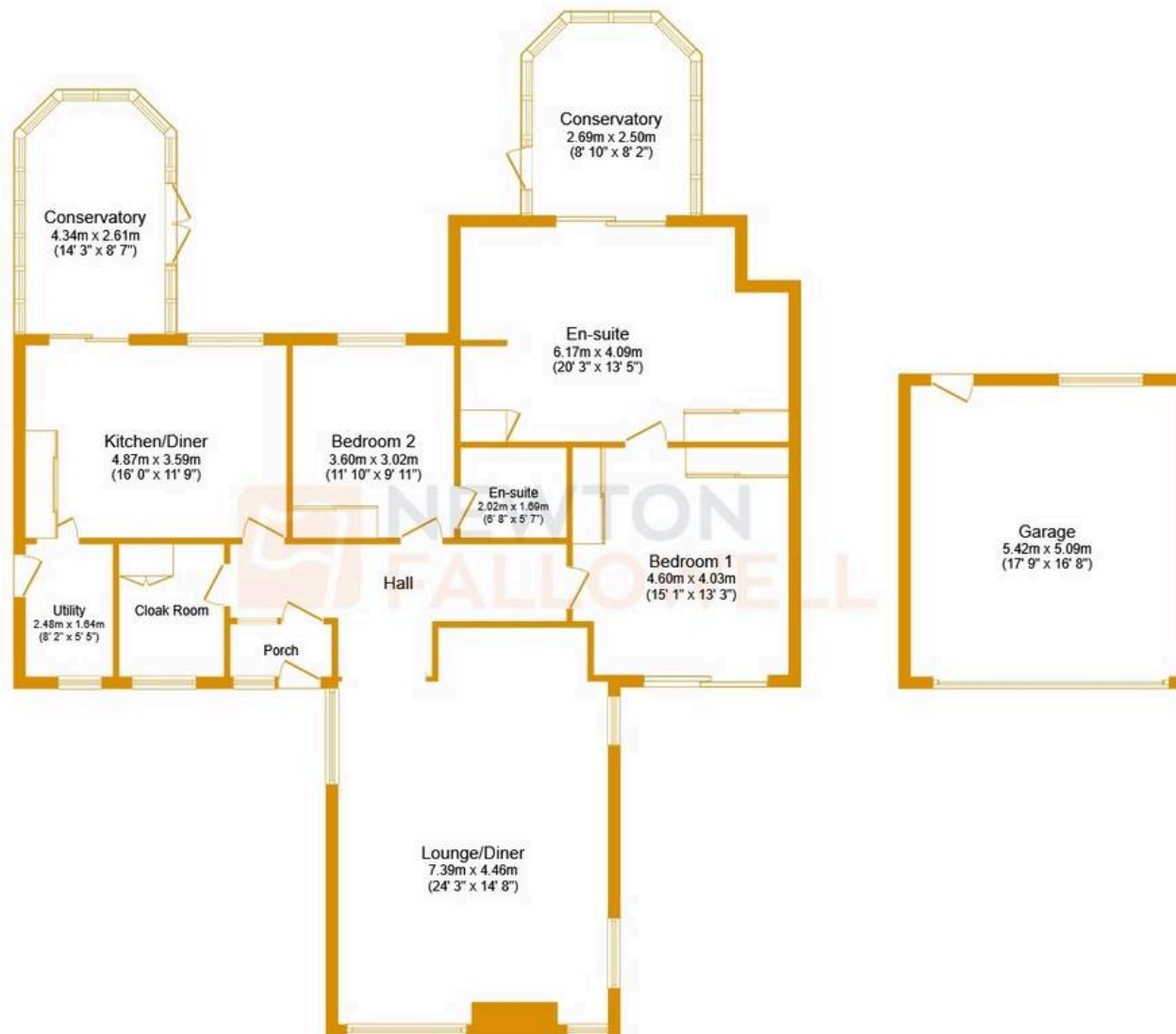
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If you have a house to sell then we would love to provide you with a free no obligation valuation.







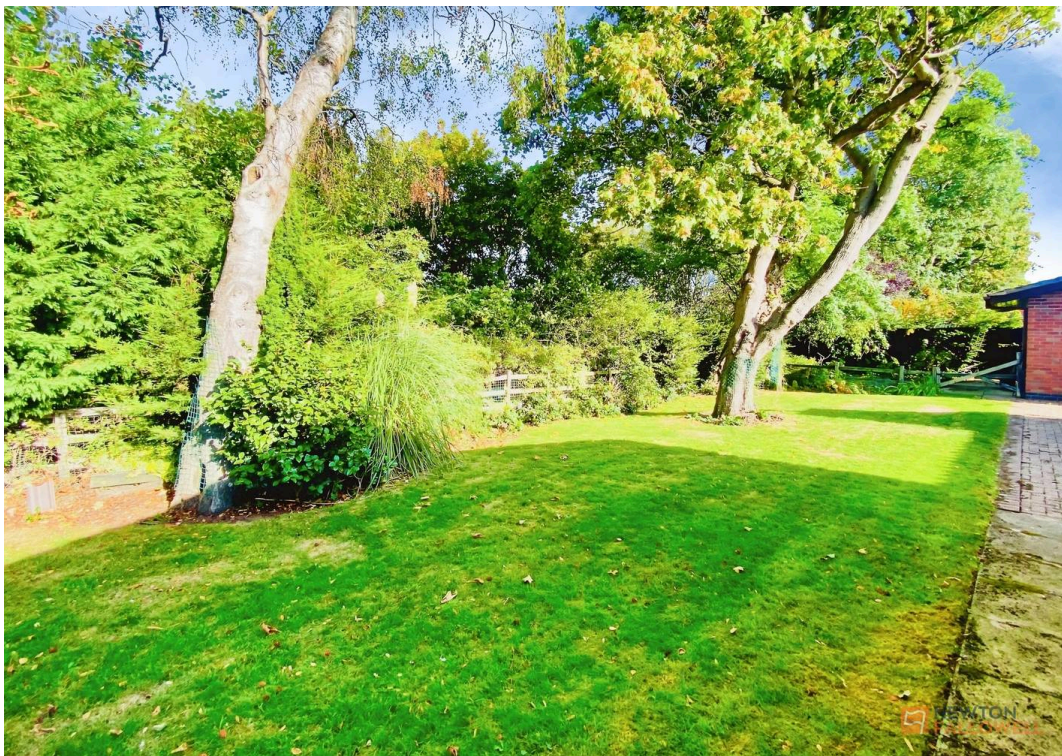


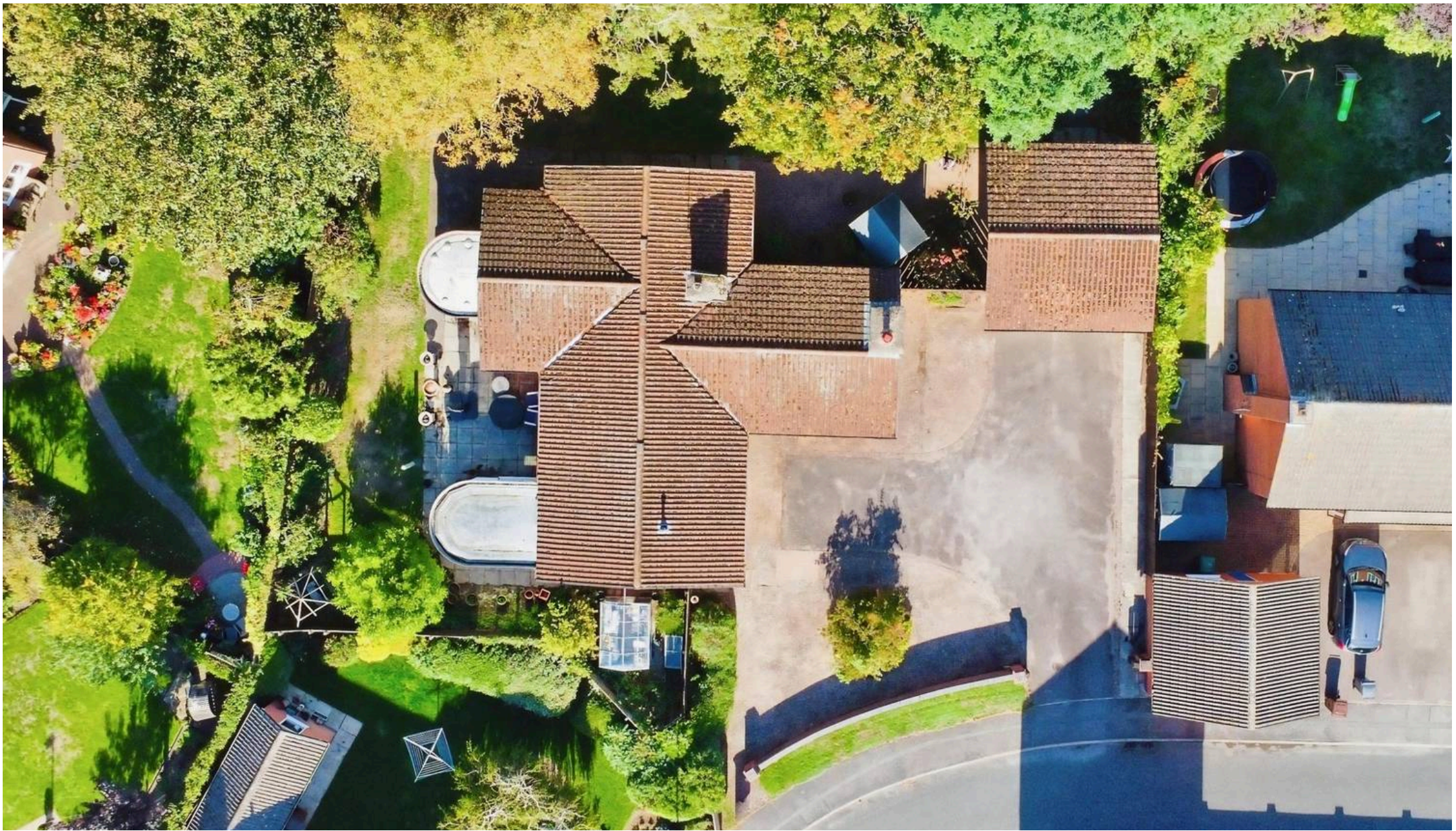
Floor Plan

Garage

Total floor area: 182.1 sq.m. (1,960 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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