



 NEWTON

47 The Ringway, Queniborough - LE7 3DN

Asking Price £300,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY
OMBUSMAN

47 The Ringway

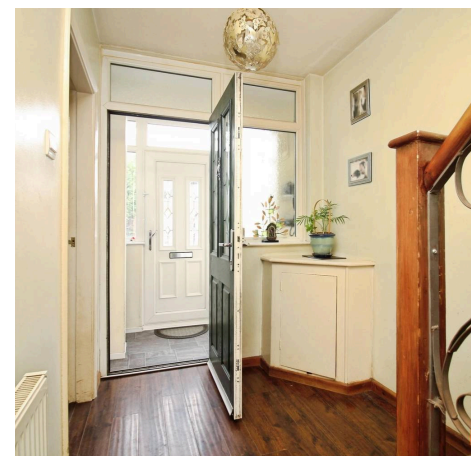
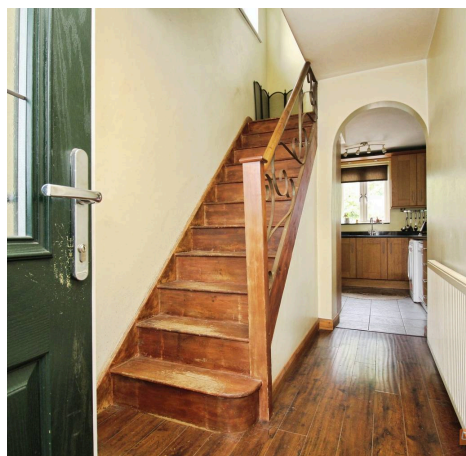
Queniborough, Leicester

This traditional three bedroom semi detached house presents an excellent opportunity for families seeking a well proportioned home in a highly sought after location, backing directly onto a playing field. The property features an entrance porch and hall, lounge diner that offers flexible living and entertaining space (ideal for both relaxing evenings and hosting guests). The well planned layout continues with a practical kitchen, designed to accommodate modern living needs. Upstairs, three well proportioned bedrooms alongside a contemporary family bathroom. The property benefits from double glazing and gas central heating throughout. Additional features include a private driveway and a carport, shed and garden to the rear. Located within easy reach of reputable schools, local amenities, and excellent transport links, this property offers a perfect balance of convenience and tranquillity. Early viewing is highly recommended to fully appreciate the quality and space on offer in this desirable home.

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three bedrooms
- Traditional semi detached home
- Lounge diner
- Driveway and carport
- Sought after location
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

The accommodation is entered via a glazed door into the entrance porch, featuring tiled flooring and a wooden part-glazed door leading into the entrance hall. The hall has stairs rising to the first floor and a useful meter cupboard. The lounge is a welcoming space with a uPVC double-glazed bay window to the front elevation and a feature cast-iron fireplace with coal-effect gas fire and wooden surround. An archway leads into the dining area, which benefits from sliding uPVC double-glazed patio doors opening onto the rear garden. The kitchen is fitted with a range of solid oak wall and base units, granite work surfaces and matching splashback. Features include a stainless-steel sink with mixer tap, gas hob, electric oven and grill, ceramic tiled flooring and plumbing for a washing machine and dishwasher. An opening leads to the dining area, with a further door providing side access.

Moving upstairs

Ascend to the first floor, the landing provides access to three bedrooms, the main bedroom benefiting from having built-in wardrobes. The family bathroom features a charming roll-top claw-foot bath with shower attachment, complemented by a pedestal wash hand basin and low-level WC. Further benefits include a chrome-effect heated towel rail, tiled flooring and complementary tiled splashbacks.

Outside

To the front of the property, there is a low-maintenance frontage with off-road parking and double gates providing access to the carport. The carport benefits from power and lighting, together with access to useful outside storage and a further shed, also equipped with power and lighting. The rear garden offers a private and well-maintained outdoor space backing directly onto the local playing field. The garden comprises a paved patio area with outside tap, shaped lawn, mature planted borders and an established tree, all enclosed by hedging and fencing to the boundaries.



Location

The property is situated in the attractive and sought-after village of Queniborough, conveniently positioned to the north of Leicester and ideally placed for access to the neighbouring towns of Loughborough and Melton Mowbray. The nearby town of Syston provides a comprehensive range of everyday amenities, including a shopping precinct, library, church and schools. The area also benefits from excellent road links, with easy access to the A46 and the M1 motorway, making it well suited to commuters. Regular bus services provide convenient connections to Leicester city centre and Melton Mowbray. For further information regarding schooling and admissions, prospective purchasers are advised to make their own enquiries with the relevant local authority.

Tenure & Council Tax

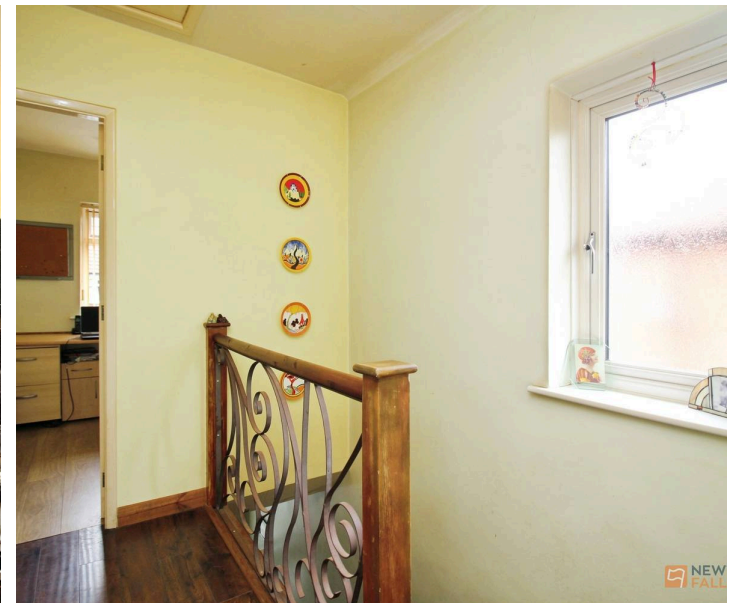
We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



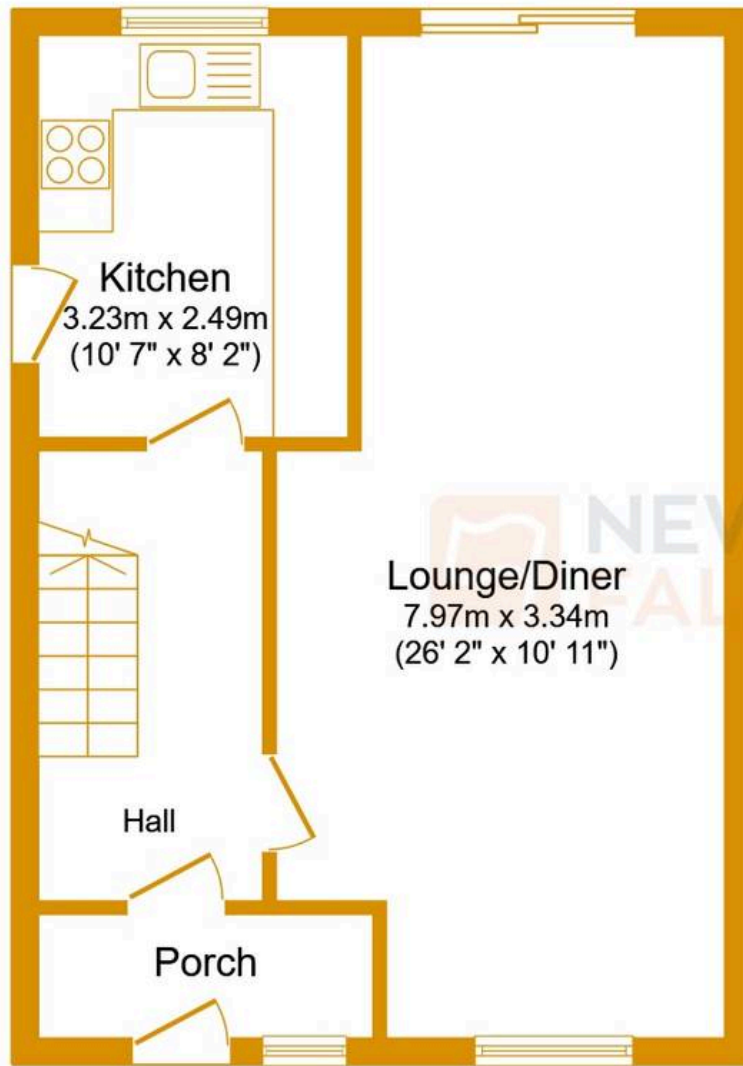
Referrals

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 (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.

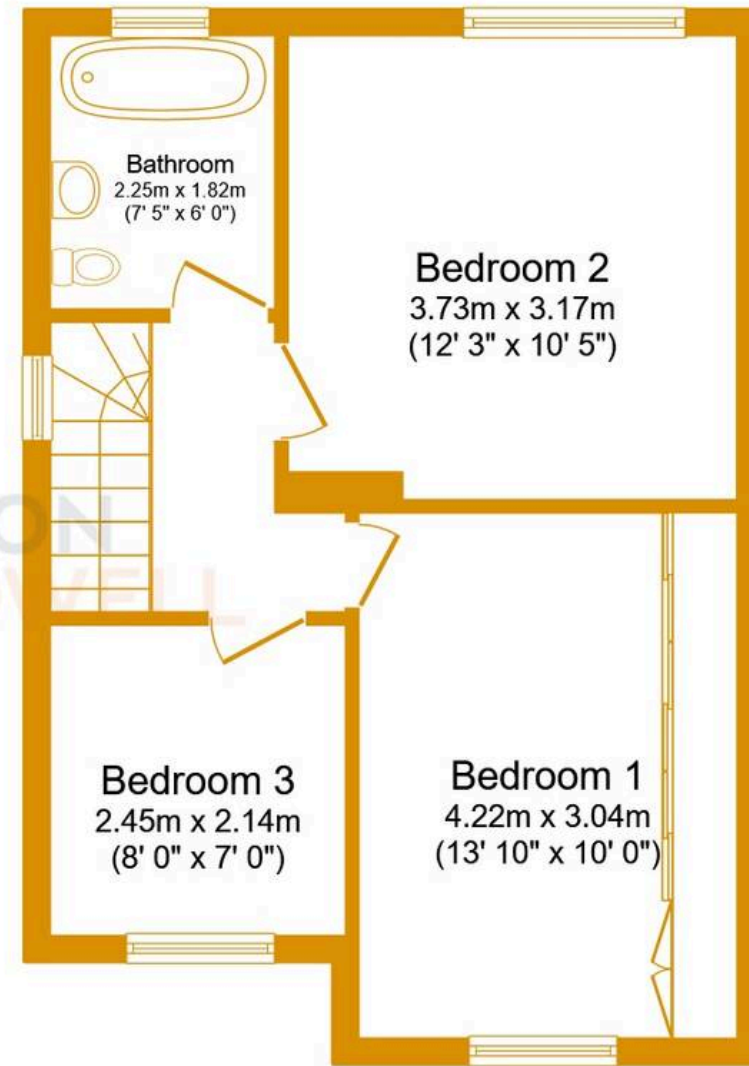
Free Property Valuations

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.





Ground Floor



First Floor

Total floor area: 86.8 sq.m. (934 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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