



FOR SALE

3 Bed Dormer Bungalow in New Zealand Lane, Queniborough, LE7 3FU

Offers Over £375,000



PROPERTY FEATURES

- Peaceful cul-de-sac location
- Three-bedroom dormer-style home
- Versatile layout with ground floor bedroom
- Two well-proportioned reception rooms
- Downstairs family bathroom
- Spacious kitchen/breakfast room
- Bright conservatory overlooking the garden
- Two first-floor bedrooms, including one with en-suite
- Exceptionally large rear garden

FULL DESCRIPTION

SUMMARY

A well-presented three-bedroom dormer-style home, ideally situated in a peaceful cul-de-sac in the sought-after village of Que niborough. This versatile property offers two reception rooms, a ground floor bedroom, and a downstairs bathroom, making it perfect for flexible family living or future proofing. The spacious kitchen/breakfast room flows seamlessly into a bright conservatory, enjoying views over the exceptionally large rear garden. Ups tairs, there are two further bedrooms, one of which has an en-suite. Ex terna lly, the property benefits from off-road parking and a substantial garden space. Conveniently located dose to local shops, schools, a menities, and major road links, this home combines quiet village living with excellent a ccessibility.

PORCH

Accessed via a UPVC double glazed front door. UPVC double glazed side windows. Tiled flooring. Door through to:

RECEPTION ROOM ONE

13' 4" x 11' 4" (4.06m x 3.45m) UPVC double glazed window to front aspect. Double doors leading through to: Reception room two. Door through to: Inner hallway. Lamin ate wooden flooring. TV point. Radiator.

RECEPTION ROOM TWO

11' 4" x 10' 1" (3.45m x 3.07m) UPVC double glazed window to front aspect. Wooden lamin ate flooring. TV point. Radiator.

INNER HALLWAY

Doors off to: Kitchen, bedroom and bathroom. Stairs rising to: First floor. Under stairs storage cupboard. Telephone point.

KITCHEN/BREAKFAST ROOM

19' 3" x 8' 8" (5.87m x 2.64m) Having a selection of fitted base and wall units having a lamin ate worktop over and a single bowl sink with drainer. There is a single fan assisted electric oven, electric hob, extra ctor, space with plumbing for a freestanding washing machine with two further spaces for an under counter appliance and a freestanding fridge/freezer. UPVC double glazed windows to side aspect. Double doors through to: Conservatory. Tiled flooring. Radiator.



Phillips George



CONSERVATORY

12' 3" x 9' 7" (3.73m x 2.92m) Having UPVC double glazed windows and double doors out to: Rear garden. Insulated roof allowing all year use. LED spotlights. Radiator.

BEDROOM ONE

14' 2" x 9' 9" (4.32m x 2.97m) Timber framed double glazed window to rear aspect. Radiator.

BATHROOM

9' 5" x 7' 1" (2.87m x 2.16m) Comprising: bath with electric power shower over, low level WC and wash hand basin. Extractor. Wall tiling to bath area and 1/2 wall tiling throughout. Tiled flooring. Chrome heated towel rail.

FIRST FLOOR LANDING

Doors off to: Bedrooms. 'Velux' window to rear aspect.

BEDROOM TWO

15' 1" x 9' 2" (4.6m x 2.79m) UPVC double glazed window to rear aspect. Access to eaves storage. Door to: En-suite. Exposed wooden floorboards. Radiator.

ENSUITE

9' 6" x 4' 8" (2.9m x 1.42m) Comprising: Shower enclosure, low level WC and wash hand basin. Extractor. LED spotlights. Wall tiling to shower and 1/2 wall tiling throughout. Tiled flooring. Chrome heated towel rail.

BEDROOM THREE

24' 0" x 10' 7" (7.32m x 3.23m) UPVC double glazed windows to front and rear aspects. Radiator.

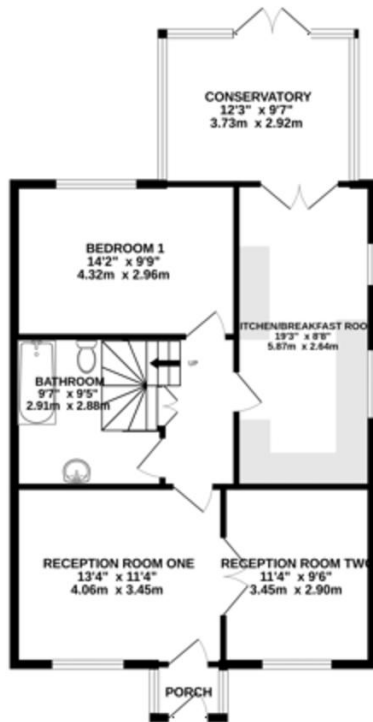
OUTSIDE

The property benefits from a block paved driveway to the front providing off road parking for multiple vehicles. Pedestrian gated access to: Rear garden. The rear garden is a real gem, being extremely large and private. There is a paved area, extensive lawn and a variety of established planting having two wooden sheds, ideal for garden tool storage.

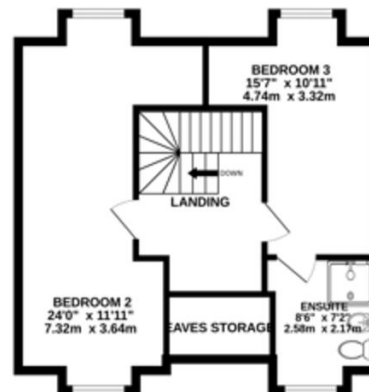




GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

