



Barkby Road, Queniborough
Leicester, Leicestershire, LE7 3FE

NEWTONFALLOWELL  **FLAGSHIP**

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Asking Price £485,000

Tucked away along a private gravelled driveway on the outskirts of the highly desirable village of Queniborough, walk in and be surprised by this modern five bedroom detached dormer bungalow occupying a peaceful cul-de-sac position, ideal for growing families in search of space. Benefiting from hard wired ethernet access (Cat 5) in all the living areas/bedrooms, a renewable energy in the form of an Air Source Heat Pump which is located in the garden, underfloor heating throughout, solid wood doors, double glazed windows and a working alarm, the accommodation offers a contemporary finish throughout and includes an entrance hallway, open plan living kitchen diner, utility room, master with en-suite and walk in wardrobe, further double bedroom, study/fifth bedroom and family bathroom. Upstairs you will find two larger than average bedrooms, further useful loft room and modern shower room. Outside there is a driveway giving access to an integral garage with a low maintenance private garden at the rear with summerhouse. An internal inspection is essential to truly appreciate the accommodation on offer.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Accommodation

Side front entrance door opens into the:

Entrance Hallway

With a staircase rising to the first floor, alarm panel, useful storage cupboard, feature wall, underfloor heating, engineered wood flooring and doors leading to all of the downstairs accommodation.

Open Plan Living Kitchen Diner

31'8" max x 25'2" max (9.65m max x 7.67m max)

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting area and space for formal dining. This area of the home is perfect for families and those occasions when entertaining and enjoys underfloor heating. Upon entry from the entrance hall, you walk into the living area with a feature log burner, engineered wood flooring, side elevation windows and french doors to the garden. The kitchen area is fitted with a modern range of wall mounted and base units with solid oak work surfaces over. Features include space for range cooker, built in dishwasher, inset ceramic 1.5 sink and drainer unit with mixer tap and space for fridge freezer. Featuring an island with solid granite work surfaces over and further storage, there is spotlighting and a side elevation window. Open access leads through to the dining area, ideal for formal occasions and offers spotlighting, side access door, dual aspect glazing and french doors to the rear garden.

Utility Room

5'5" x 11'6" (1.65m x 3.51m)

Providing practical space for further appliances and storage, the utility room offers a modern range of built in wall mounted and base units with complementary work surfaces over. Having plumbing for a washing machine, inset sink and drainer unit, spotlighting, wall mounted ladder radiator and an obscure glazed rear access door.

Master Bedroom

12'7" x 10'3" (3.84m x 3.12m)

Presented with wood effect flooring, the master bedroom offers a window to the front elevation, feature wall, underfloor heating and spotlights. Doors give access to the walk in wardrobe and to the:

En-suite

7'5" x 6'1" (2.26m x 1.85m)

Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and wc, with tiled surrounds, extractor fan, obscure side elevation window and chrome heated towel rail.

Walk in Wardrobe

5'6" x 5'5" (1.68m x 1.65m)

With spotlighting.

Bedroom Two

8'7" x 11'10" (2.62m x 3.61m)

A double room enjoying the use of a built in wardrobe, with a side elevation window, carpet flooring, underfloor heating and feature wall. A door leads to the:

Family Bathroom

6'7" x 12'0" (2.01m x 3.66m)

Fitted with a modern three piece suite comprising a free standing bath, wash hand basin and wc, with chrome heated towel rail, fitted wall unit, spotlighting, obscure side elevation window and extractor fan. There is also a door to the hallway.

Study/Bedroom

10'3" x 8'10" (3.12m x 2.69m)

With a window to the front elevation and laminate flooring. This room is an ideal nursery, home office or single bedroom.

First Floor Landing

Giving access to the bedrooms and shower room.

Bedroom Three

21'8" x 10'3" (6.60m x 3.12m)

A larger than average double room offering two velux windows, with built in wardrobes, spotlighting, central heating radiator and carpet flooring. There is also a useful walk in storage cupboard with a window to the side elevation. A door also leads to the:



Loft Room/Storage

14'2" x 12'7" (4.32m x 3.84m)

Currently being used as an art studio, this additional upstairs space is perfect for storage. With spotlighting, carpet flooring and velux window.

Bedroom Four

13'1" x 17'10" (3.99m x 5.44m)

Enjoying countryside views, there is two central heating radiators and carpet flooring.

Shower Room

10'10" x 3'6" (3.30m x 1.07m)

Fitted with a modern three piece suite comprising a shower cubicle, pedestal wash hand basin with mixer tap and low level wc, with extractor fan, velux window, heated towel rail and spotlighting.

Outside

Another particular selling feature is the plot, approached via a gated private gravelled driveway shared between three other properties. There is a small front garden with a variety of shrubbery and pathway to the front door. There is also a gravelled driveway to the side providing off road parking and giving access to the garage. Gated access leads to the particularly private rear garden enjoying a patio area adjacent to the accommodation ideal for outdoor entertaining. With synthetic lawn, summer house, fencing to boundaries and outside lights.

Garage

16'1" x 10'10" (4.90m x 3.30m)

With light, power, side access door and an electric door to the front.

To Find The Property

From our Syston office continue along Melton Road towards the town centre and take the third exit at the roundabout onto Barkby Road. Proceed along straight over at the traffic island and take the left hand turn at the crossroads toward Queniborough. Proceed along into the village of Queniborough where the property can be located on the private driveway as advertised by our for sale board.

Tenure

Freehold with vacant possession upon completion.





Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX (Tel:)- Tax Band F. 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.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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, floor plans 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 (where applicable) 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 in all advertising material used to market this Property.

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







