



Barkby Road, Queniborough
Leicester, Leicestershire, LE7 3FE

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE7 3FE
£425,000

Tucked away along a private driveway, fall in love with this modern three bedroom detached bungalow occupying a peaceful cul-de-sac position on the outskirts of the highly desirable village of Queniborough. Benefiting from gas central heating, underfloor heating throughout, double glazed windows, sprinkler system and a working alarm, the accommodation offers a contemporary finish throughout including an L-shaped reception hallway, lounge with garden views, dining kitchen with vaulted ceiling, master bedroom with en-suite, two further double bedrooms and bathroom. Outside there is a driveway giving access to a larger than average garden with a low maintenance private garden at the rear. Still under NHBC warranty and ideal for growing families or those looking to downsize from a larger family home, an internal inspection is essential to truly appreciate the accommodation on offer.

Accommodation

Entered via a glazed door with side glazing into the:

Reception Hallway

18'9" max x 14'1" (5.72m max x 4.29m)

Presented with engineered oak flooring, the reception hallway gives access to all of the accommodation and enjoys underfloor heating. With spotlighting, side elevation window, thermostat, wall mounted alarm control panel and useful storage cupboard.

Lounge

11'10" x 24'3" (3.61m x 7.39m)

Offering continuation of the engineered oak flooring from the reception hallway, the primary living space enjoys light provided by two rear elevation windows and french doors which opens out into the garden. Featuring an electric wall mounted fireplace, underfloor heating, thermostat, TV point and spotlighting.



Dining Kitchen

23'6" x 14'2" (7.16m x 4.32m)

The heart of the home, a particular selling feature of the accommodation is the larger than average dining kitchen perfect for families and those occasions when entertaining. Fitted with a modern range of wall mounted and base units with complementary work surfaces over, plinth lighting and tiled surrounds. Features include a built in 'Baumatic' electric oven and grill, 4 ring 'Baumatic' hob with fitted extractor hood above, 1.5 sink and drainer unit with mixer tap, integrated washing machine, fridge and freezer. Affording space for a dining table and chairs, there is spotlighting, thermostat, side access door, vaulted ceiling, dual aspect glazing and french doors to the rear garden.

Master Bedroom

14'8" x 10'7" (4.47m x 3.23m)

A comfortable double room offering a window to the front elevation with underfloor heating, feature wall, carpet flooring, telephone point, thermostat, spotlighting and access to the:

En-suite

9'0" x 5'10" (2.74m x 1.78m)

Fitted with a modern three piece suite comprising a walk in shower with rainfall head, floating wash hand basin with mixer tap and low level wc, all with complementary tiling. With partial underfloor heating, spotlighting, chrome heated towel rail, obscure front elevation window and extractor fan.

Bedroom Two

9'1" x 14'6" (2.77m x 4.42m)

A second double room offering a window to the front elevation, with spotlighting, underfloor heating, carpet flooring and thermostat.

Bedroom Three

9'2" x 10'6" (2.79m x 3.20m)

A third double room offering a window to the side elevation, with carpet flooring, underfloor heating, spotlighting, consumer unit and thermostat.

Family Bathroom

9'1" x 6'7" (2.77m x 2.01m)

Featuring an obscure side elevation window, the family bathroom is fitted with a three piece suite comprising a bath, wash hand basin with storage beneath and low level wc, all with complementary tiling. having a chrome heated towel rail, spotlighting and shaver point. There is also a hatch to the partially boarded loft space housing Worcester Bosch boiler.

Outside

Another particular selling feature is the plot, approached via a gated private gravelled driveway shared between three other properties. There is a low maintenance front garden with pathway to the front door and 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, decking area, planted borders and outside lights.



Garage

19'10" x 10'7" (6.05m x 3.23m)

Larger than average, the garage offers light and power, fitted units with roll edge work surfaces over, pitched roof creating potential loft space and an up and over door.

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 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.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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