



**Teasel Close, Queniborough**  
Leicester, Leicestershire, LE7 3GF



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**£335,000**

Built by award winning developer Messrs. Davidsons, fall in love with this contemporary three bedroom detached family home situated on the sought after Barley Fields development on the fringes of the pretty village of Queniborough. Having the remainder of the 10 years builders warranty, this property will be perfect for the discerning purchaser who is looking for a low maintenance property to move straight into. The internal accommodation comprises in brief; entrance hall, downstairs WC, lounge with bay window, dining kitchen with French doors opening to the gardens, first floor landing, three practical bedrooms (master with en-suite) and a family bathroom. Externally there is a driveway for two/three cars at the side of the property leading to a single garage. To the rear there is an enclosed lawned rear garden. An earl viewing is strongly recommended.

**Accommodation**

A front entrance door opens into the:

**Entrance Hall**

Presented with Amtico wood effect flooring, the neutrally decorated hall offers a useful storage cupboard, staircase rising to the first floor, central heating radiator and doors to all of the downstairs accommodation.





### Ground Floor WC

Fitted with a modern two piece suite comprising a wc and wash hand basin with mixer tap. There is also a central heating radiator, Amtico wood effect flooring, consumer unit and extractor fan.

### Lounge

14'6" x 10'8" (4.42m x 3.25m)

Enjoying a walk in bay window to the front elevation, the primary living space is presented with carpet flooring and offers two central heating radiator, connection points for BT and Virgin Media and a TV point.

### Dining Kitchen

10'10" x 18'3" (3.30m x 5.56m)

Affording plenty of space for a table and chairs, the dining kitchen is fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and splashbacks. Features include a built in 'AEG' oven, built in 'AEG' combination oven, hob with extractor hood above, inset 1.5 sink and drainer unit with mixer tap, integrated fridge freezer and dishwasher and space for washing machine. With two central heating radiators, Amtico wood effect flooring, neutral decor, TV point, french doors to the garden and a rear elevation window.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a central heating radiator, carpet flooring, hatch to the insulated loft space, built in cupboard and a side elevation window.

### Master Bedroom

9'5" x 10'5" (2.87m x 3.18m)

A double room featuring built in wardrobes, with carpet flooring, central heating radiator, window to the front elevation, TV point and a door leading to the:

### En-suite

5'9" x 7'7" (1.75m x 2.31m)

Fitted with a three piece suite comprising a double shower cubicle, wash hand basin with mixer tap and low level wc, with complementary tiled splashbacks and Amtico tile effect flooring. With an extractor fan, shaver point, spotlighting and central heating radiator.

### Bedroom Two

10'1" x 10'7" max (3.07m x 3.23m max)

A second double room offering a window to the rear elevation, with carpet flooring, TV point and a central heating radiator.

### Bedroom Three

8'5" max x 9'4" max (2.57m max x 2.84m max)

A practical and neutrally decorated third bedroom offering a window to the rear elevation, TV point, carpet flooring and a central heating radiator.

### Family Bathroom

6'10" x 7'5" (2.08m x 2.26m)

Offering an obscure window to the front elevation, the bathroom is fitted with a three piece suite comprising a bath with shower unit over and screen, wash hand basin and low level wc, with complementary tiled splashbacks and Amtico tile effect flooring. There is also a shaver point and a central heating radiator.

### Outside

The property occupies a family friendly cul de sac position with a lawned front garden and tarmac driveway to the side providing parking for two/three cars leading to a single garage boasting light, power, up and over door and side door to the garden. Gated access leads to the rear garden which is mainly laid to lawn, enclosed by timber fencing. With a patio area, variety of shrubbery to borders, ornamental outside light and outside sockets and water tap.

### 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. Turn right onto Boonton Meadow Way and then turn left onto Teasel Close where the property can be found.

### Tenure

Freehold with vacant possession upon completion.

### Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX - Tax Band D. 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.

### Thinking Of Selling Your Home?

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





