



### 3 bed semi-detached house to buy in LE7

New Zealand Lane, Queniborough, Leicester, Leicestershire, LE7 3FU

**£225,000** Starting Bid

 x3  x1  x3

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Extended Semi Detached Family
- ✓ Three Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

EXTENDED FAMILY HOME! - Occupying an enviable plot and position, this enlarged family home is perfect for those in search of a wealth of outdoor space, a secluded feel and desirable location. Benefiting from gas central heating and double glazing, the semi detached property itself includes an entrance hall, lounge, dining room, extended sitting room/playroom area, conservatory, kitchen, utility and WC. Upstairs you will find three bedrooms and a shower room, all set within the aforementioned plot which affords a paved driveway and garage in addition to the gardens which offer ample space for growing families to enjoy. An immediate viewing comes highly recommended.

### Ground Floor

Upon entry to the accommodation you step into the welcoming entrance hall offering a staircase rising to the first floor and a door leading through to the primary reception room flooded with natural light from a window overlooking the front elevation. Open access leads through to the formal dining room with open access leading through to the extended living space, ideal for both sitting or use as a playroom. French doors open into the conservatory offering dual aspect glazing and doors opening out into the rear garden. The kitchen is fitted with a range of wall mounted and base units with tiled splashbacks, roll edge surfaces, sink and drainer with mixer tap, wall mounted boiler (Serviced March 2025) and space for cooker. There is also access to a useful utility providing further storage and space for appliances which leads to a ground floor WC.

### First Floor

Moving upstairs you will find three bedrooms, two of which are comfortable doubles. The family shower room completes the first floor fitted with a modern three piece suite comprising a walk in shower, wash hand basin and WC, with a central heating radiator and window to the rear elevation.

### Outside

A particular feature to the property is the plot where you are firstly greeted by a fully landscaped frontage which provides parking and provides access to the detached garage with light, power and electric door to the front. Access through the side passage leads to the larger than normal garden. Having a range of out door activity areas to include a paved seating area adjacent to the property perfect for outdoor sitting and entertaining which in turn leads to a generous lawn with a variety of plants and shrubbery. There is also a vegetable plot and greenhouse to the far end.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

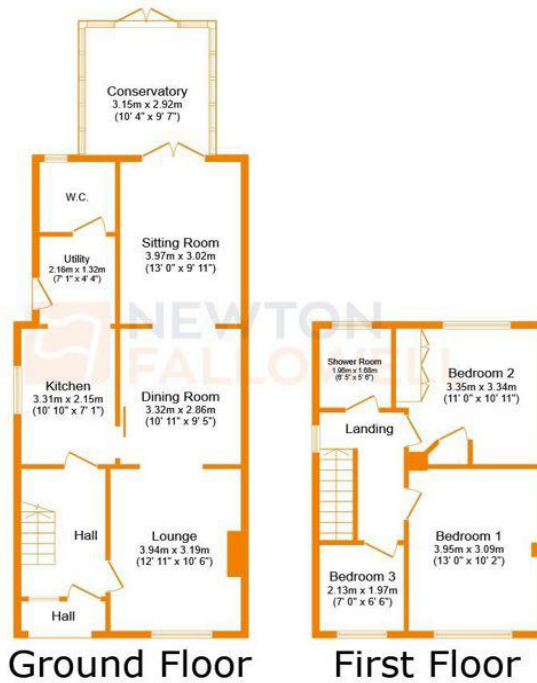
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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