



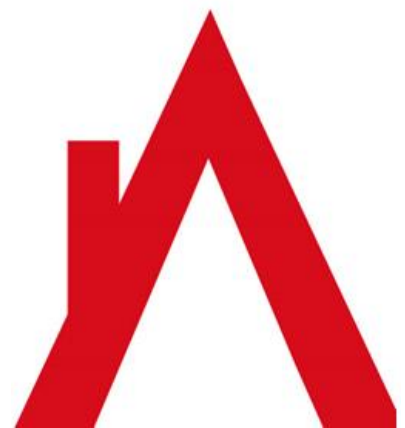
32 Primrose Way

Queniborough LE7 3UJ

£220,000

- Well Presented
- Over 60s Retirement Complex
- Two Bedrooms
- Front & Rear Gardens
- Link Detached Bungalow
- Kitchen-Diner
- Garage & Parking
- EPC Rating D

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Brief Description

Aston & Co are delighted to offer to the market this well presented link-detached bungalow set in the ever popular Rearsby Gardens retirement complex. The accommodation briefly consists of, entrance hall, a refitted kitchen diner, lounge, conservatory, bathroom and two bedrooms. The property also benefits from, upvc double glazing, gas central heating, front and rear gardens, off road parking and a garage.



The Area

Rearsby gardens is a warden assisted over 60s retirement complex, with its own onsite manager, community library and residents lounge. The complex is located in the picturesque Conservation village of Queniborough, Known for its unspoilt village centre and period cottages. The village itself offers a local primary school, parish church, two public houses, a village store/post office and butchers with a wider range of local amenities found at nearby Syston including a railway station. Queniborough is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough.

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The Accommodation

Draft Details Awaiting Vendor Approval

The Property The property is entered via a upvc double glazed door leading into.

Entrance Hall With airing cupboard, laminate wood flooring and provides access to the following.

Lounge 13' 11" x 13' 1" (4.24m x 3.98m) With laminate wood flooring, coved ceiling and gas fire with feature surround.

Refitted Kitchen Diner 10' 1" x 14' 0" (3.07m x 4.26m) Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen-diner also benefits from a fitted oven and hob, integrated fridge and washing machine, sink and drainer unit and a patio door leading into the conservatory.

Conservatory 6' 4" x 6' 1" (1.93m x 1.85m) With french doors leading onto the rear garden.

Bedroom One 14' 5" x 10' 1" (4.39m x 3.07m) With fitted wardrobes.

Bedroom Two 9' 6" x 6' 5" (2.89m x 1.95m) With laminate wood flooring.

Bathroom 7' 8" x 6' 2" (2.34m x 1.88m) Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and bath.

Outside To the front of the property is a lawned garden with hedged boundary, a tarmac drive way provides car standing which in turn leads to the garage and the property. To the rear is a mature well stocked garden.

Garage 16' 6" x 11' 4" (5.03m x 3.45m) With up and over door and integral door leading into the hall way.

Note to Buyers The property is leasehold and benefits from a 999 year lease starting from 1986. The property is subject to a service charge of £150 per month to include, building insurance, warden fees, maintenance to the front garden and all communal areas.

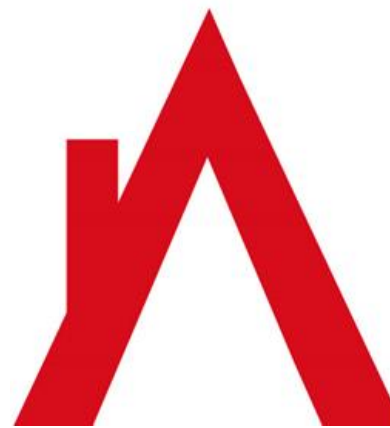


Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

Registered in England No. 6553697

Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42



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Useful Information

Energy Performance Certificate: A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.

Tenure: Leasehold

Council Tax Band: C

Local Authority: Charnwood Borough Council

Viewing arrangements: Strictly by appointment with Aston & Co – Please call 0116 260 7788

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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