



Avenue Road, Queniborough

Leicester, Leicestershire, LE7 3FB

Offers Over £240,000



*** POTENTIAL TO EXTEND SUBJECT TO PLANNING *** NO UPWARD CHAIN *** REQUIRING RENOVATION/REFURBISHMENT *** POPULAR VILLAGE ***

Positioned ideally in the heart of the ever popular village of Queniborough, this two bedroomed detached bungalow is offered to the market with no upward chain. Requiring a scheme of modernisation and improvement, the property sits on a large plot with an extremely generous rear garden, making it ideal for substantial extension to the rear subject to planning consents.

The internal accommodation is set out as follows: entrance hall, two bay windowed double bedrooms to the front elevation, a lounge and separate dining room to the rear, rear hallway, bathroom and a fitted kitchen.

Externally to the front there is off road parking with a dropped kerb for one car, and there is access to the rear where there is an extensive lawned rear garden with shed and fruit orchard.

Accommodation

An original timber front door beneath a brick arched porch leads to:-

Entrance Hall

Having access to the loft, radiator, laminate floor and doors off to:-

Master Bedroom

Having a walk in UPVC double glazed box bay window to the front elevation and radiator.

Bedroom Two

Having a walk in UPVC double glazed box bay window to the front elevation and radiator.

Sitting Room

Having a UPVC double glazed window to the rear elevation, radiator and feature brick fireplace.

Dining Room

Having a UPVC double glazed window to the rear and side elevations, radiator, storage cupboards and door to:-

Rear Hallway

With high level UPVC double glazed door to the side elevation and doors off to:-

Kitchen

Being fitted with a range of wall and base units with worksurfaces, inset stainless steel sink and drainer, tiled splashbacks, space for freestanding cooker, space and plumbing for a washing machine, wall mounted Worcester gas fired central heating boiler, UPVC double glazed window to the rear elevation and an obscure UPVC double glazed door leading to the garden.

Exterior and Gardens

Externally to the front there is off road parking with a dropped kerb for one car, and there is access to the rear where there is an extensive lawned rear garden with shed and fruit orchard.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any

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FLOOR PLANS (if shown)

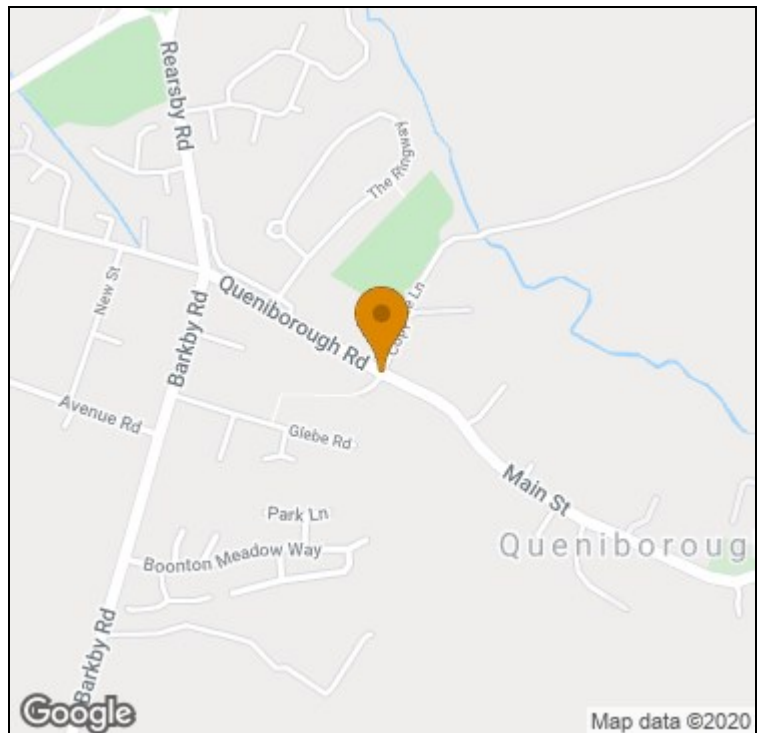
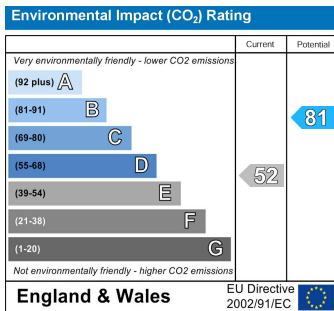
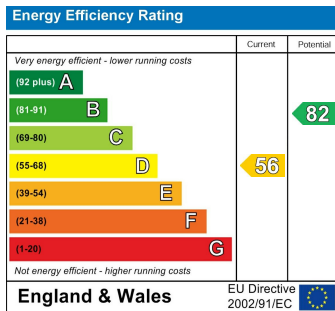
Floor plan is not to scale but meant as a guide only.

Ground Floor

Approx. 72.2 sq. metres (777.1 sq. feet)



Total area: approx. 72.2 sq. metres (777.1 sq. feet)



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