

Aston&Co
ESTATE & LETTING AGENTS

71 Avenue Road

, Queniborough, LE7 3FB

£270,000

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EXTENDED SEMI DETACHED HOME, POPULAR VILLAGE LOCATION, NO CHAIN!
Aston & Co are delighted to offer to the market this extended, two bedroom semi detached home set in the ever popular village of Queniborough. The accommodation briefly consists of, porch, entrance hall, a spacious lounge and a dining kitchen to the ground floor. To the first floor are two good size bedrooms and a bathroom. The property also benefits from gas central heating, upvc double glazing, off road parking, rear garden, large brick store and WC. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Home
- Generous Plot with Further Scope to Extend
- Lounge & Kitchen-Diner
- Two Bedrooms
- Front & Rear Gardens
- Off Road Parking
- Workshop & WC
- EPC Rating TBC, Freehold, Council Tax Band B







Location
The property 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.

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

Porch
With tiled flooring and hardwood door leading into.

Hall
4'0" x 3'8" (1.24 x 1.13)
With stairs to the first floor and provides access to the following.

Lounge
19'10" x 12'5" (6.06 x 3.80)
(maxuimum measurements) With bay window to the front, coved ceiling and feature fire place.

Kitchen-Diner
13'0" x 14'9" (3.97 x 4.52)
(maximum measurements) Fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen-diner also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, understairs cupboard and laminate wood flooring.

The First Floor Landing
With loft hatch, window to the side and provides access to the following.

Bedroom One
9'11" x 12'7" (3.03 x 3.85)
With window to the front, fitted wardrobes and built in cupboard.

Bedroom Two
7'11" x 9'8" (2.42 x 2.97)
With window to the rear.

Bathroom
6'5" x 7'6" (1.96 x 2.29)
Fitted with a three piece suite comprising low level wc, pedestal basin and bath.

Outside
To the front is a paved driveway and gravelled garden with fenced boundaries and gated access to the side and rear.
To the rear is a mature, well stocked garden with veranda and patio, pond, planted borders, greenhouse and fenced boundaries with the remainder being laid to lawn.

Workshop & WC
Formally the garage which has now been converted to provide a WC and workshop.

Services
The property benefits from mains, gas, water, electric and drainage.









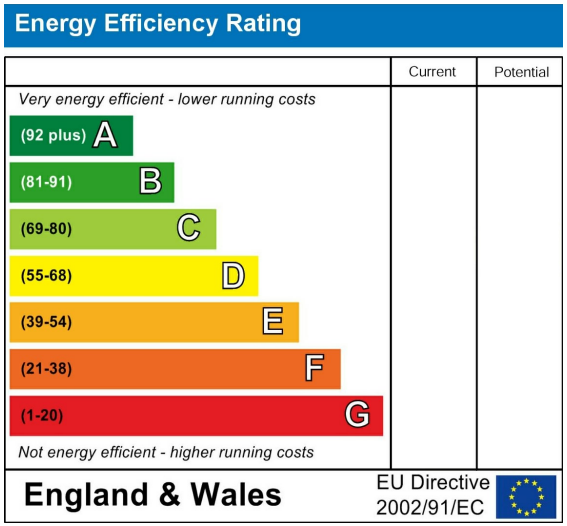
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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