



101 New Zealand Lane  
Queniborough, Leicester, LE7 3FU  
Offers In Excess Of £600,000

At the end of a desirable cul-de-sac with open views. This extended and beautifully presented family home stands on a plot of approx. 0.33acre. Convenient for Leicester & Nottingham with easy access to the motorway & railway networks

- DETACHED FAMILY HOME
- EXTENDED AND IMPROVED
- VILLAGE LOCATION WITH FIELD VIEWS
- DRIVE AND LARGE DOUBLE GARAGE
- 2 RECEPTION ROOMS
- LARGE LIVING DINING KITCHEN WITH UTILITY ROOM AND GARDEN ROOM
- 4 DOUBLE BEDROOMS, FAMILY BATHROOM PLUS EN-SUITE
- APPROX. 0.33 ACRE PLOT IN A VILLAGE LOCATION
- COUNCIL TAX BAND F EPC RATING
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Every so often, a property comes to the market that really captures the imagination. Aston & Co's prestigious Exclusive Homes department is delighted to present just such a property to the market located at the end of this sought-after cul-de-sac in the highly desirable North Leicestershire village of Queniborough. Skilfully extended, much improved and immaculately presented, this large family home boasting approximately 176 square meters of internal floorspace and standing on a plot of 1/3 of an acre or thereabouts is conveniently located for Leicester, Nottingham, Melton & Loughborough. Day to day amenities can be found in the nearby town of Syston and the local railway station allows travel to Leicester in approx. 8 minutes and onward to London in about 1 hour. The nearby A46 provides direct access to the motorway network, around the county and beyond.

The house is entered through a composite front door and briefly comprises: A spacious entrance hall with wc off, a large lounge, a family room, a large extended and refitted living/dining/kitchen with a utility room; a rear porch/boot room and a garden room.

On the first floor there are 4 well-proportioned double bedrooms, the master having an en-suite shower room, and a family bathroom.

## THE ACCOMMODATION

Benefiting from recently installed uPVC windows and a newly replaced Gas Central heating boiler, the property is excellently presented and has been immaculately maintained throughout by the current owners.

The impressive, central entrance hall with a guest wc off has original Minton Tiled flooring and provides access to the downstairs accommodation with a staircase rising to the first floor.

The extended lounge to the left of the hall measures an enviable 37' in length with wood strip flooring, a wood burning stove set into the chimney breast, a window to the front and French doors providing views of the garden and access onto the patio.

To the right of the hall, reception room 2/family room which could also be used as a formal dining room has an electric flame effect fire, a window overlooking the front and a door into the kitchen. The magnificent living/ dining/ kitchen is the hub of the house where the new owners will no doubt spend a lot of their time.

A door from the hall leads into the living area which has wood strip flooring, ample room for sofas and space for a TV on the wall. There is a cupboard housing the boiler and a door into the utility room which has storage space, base and wall cupboards and space and plumbing for a washing machine and tumble dryer.

The dining kitchen area has a tiled floor and has been fitted with a range of shaker style base and wall cupboards, space for an American style fridge/freezer, appliances including a Rangemaster cooker with an extractor hood over, and a wine cooler. There is a sink and drainer and a large window overlooking the patio. A door leads from the kitchen into a rear porch/boot room and French doors lead into the garden room.

The garden room is a more recent addition and has uPVC windows to two sides providing views of the garden with French doors leading onto the patio.

On the first floor, the spacious galleried landing provides access to the upstairs accommodation. There are 4 well proportioned double bedrooms. The master bedroom to the front has a run of fitted wardrobes and an en-suite shower room consisting of a toilet, sink and walk in shower enclosure.

Bedroom 2, also to the front has ample space for a large double bedroom suite whilst the 2 rear bedrooms with stunning views of the garden and fields beyond both have fitted wardrobes.

The spacious family bathroom with a modern suite comprising toilet, vanity unit with fitted sink, a bath and a walk-in corner shower enclosure completes the accommodation.

## OUTSIDE

Standing close to the end of a long and highly sought-after cul-de-sac with very little passing traffic, this amazing family home boasts a plot of approx. 1/3 of an acre.

The gardens are a massive feature of the property and need to be viewed in order to appreciate the extent of the plot and the open views.

A small tidy front garden has been laid with decorative slate chippings with a path leading to the front door. A block paved driveway to the side provides extensive parking for several vehicles and access to the large double garage which has power, light, twin up over doors and a timber storage shed behind.

Directly behind the house there is a large paved patio area with raised flower beds and an extensive lawn beyond with more raised beds and mature well-stocked borders. Further down the garden there is a chicken run, a timber shed and a brick built shed/workshop. The garden enjoys open aspect to the side and rear.

## THE AREA

Formerly farmland on the northern fringe of the village, development commenced on New Zealand Lane during the 19th Century and has grown over the years to create a popular location close to the border with the neighboring town of Syston and convenient for schools, leisure facilities, shops, including an M&S Simply Foods; public houses and restaurants. This long cul-de-sac now enjoys an interesting mix of dwellings including single storey, 2 storey and 3 storey properties.

Queniborough is a truly charming and highly desirable North Leicestershire village in the Charnwood district of the county. Despite its increase in size and population over recent years, it has retained the feel of a small semi-rural community.

Built around a traditional village Main Street with a charming mix of properties, many of them ivy clad or having thatched roofs and dating between the 16th and 20th centuries, Queniborough benefits from a highly regarded primary school, a post office and general store, a newsagent, hairdressing salon and a traditional butcher.

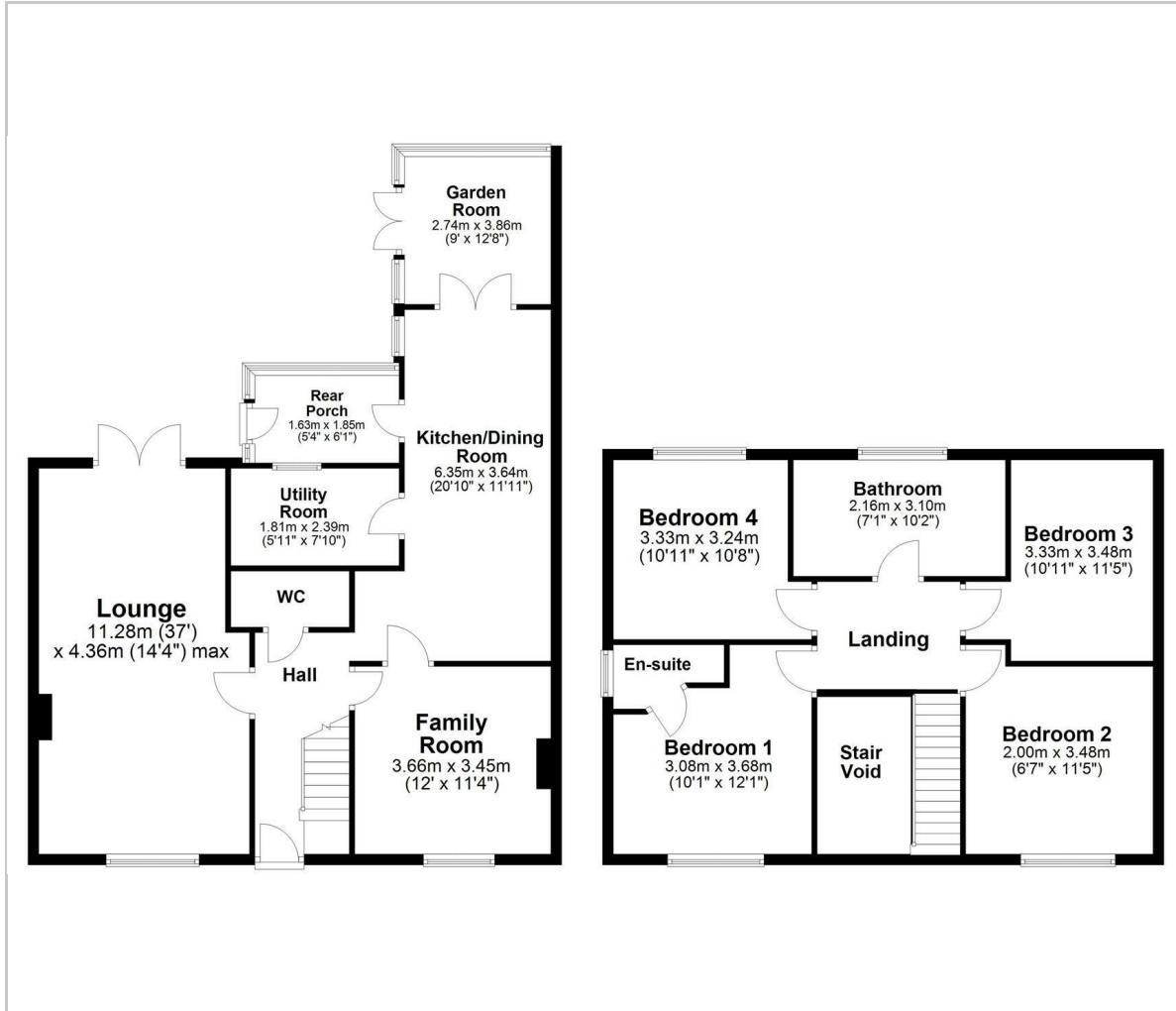
There are 2 well-regarded pubs sitting side by side on Main Street, both well known locally for their atmosphere, cuisine and selection of ales.

Dating back in part to the 13th century and thought to have one of the finest spires in the county, St. Mary's parish church sits on the eastern fringe of the village. Day to day amenities, secondary schooling and leisure facilities can be found in the neighbouring town of Syston.

Queniborough remains popular today with both local buyers and those relocating from further afield due in part to the ease of access to Leicester, Nottingham, Melton Mowbray and Loughborough. The local railway station in Syston allowing travel to London St. Pancras in approx. 90 mins and the nearby A46 which allows access to the motorway network.



## Floor Plan



## Viewing

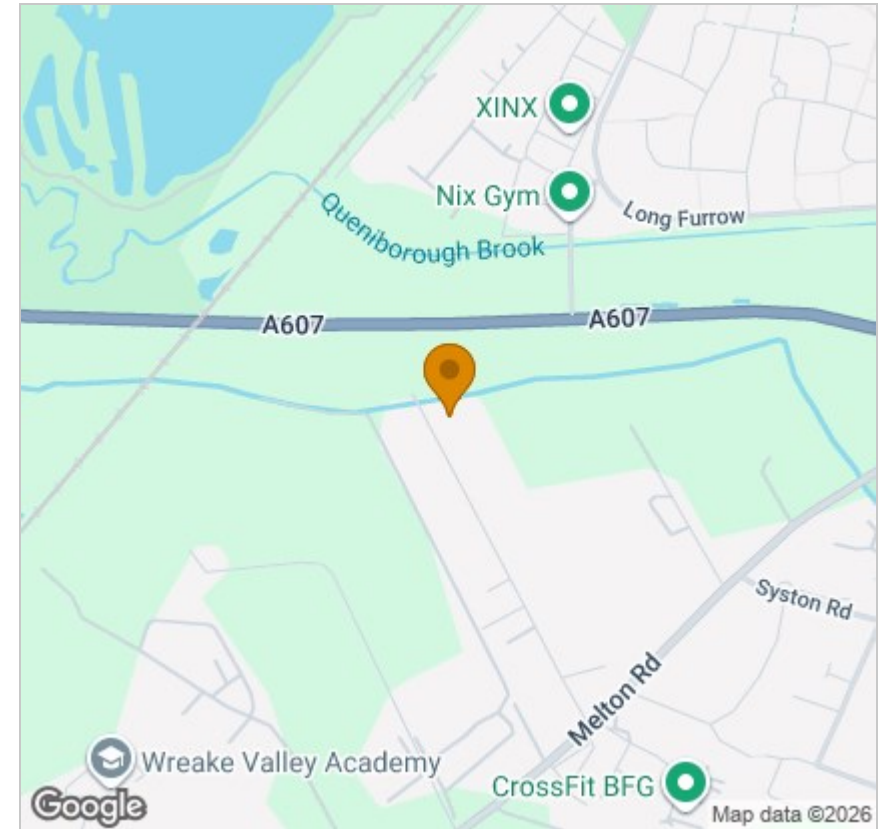
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	