



66 New Zealand Lane  
, Queniborough, LE7 3FT  
£625,000

Rutland House was built in 1997 by the current owner to reflect the style & era of the 1870s but with all of the benefits of a large modern family home with a large garden. Excellent road & rail links. Convenient for schools & amenities.

- DETACHED FAMILY HOME
- BUILT IN 1997 IN THE STYLE OF A LARGE 19TH CENTURY DWELLING
- LARGE LOUNGE
- SPACIOUS DINING KITCHEN WITH UTILITY ROOM OFF
- 5 BEDROOMS
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS WC
- VILLAGE CUL DE SAC LOCATION WITH EXCELLENT ROAD AND RAIL LINKS
- LARGE PLOT, EXTENSIVE PARKING & LARGE DOUBLE GARAGE
- COUNCIL TAX BAND E EPC RATING D
- Available Broadband - standard - superfast . See ofcom broadband checker



## INTRODUCTION

Offered to the market by Aston & Co Estate and Lettings Agents through their prestigious Exclusive Homes Department, Rutland House was built by the current owners for their own occupation in 1997 to exacting standards and designed to exceed building regulations in force at that time.

Built on the site of the original Rutland House, thought to have been the first dwelling on New Zealand Lane and dating back to circa 1870, this stunning family home is very much in keeping with its surroundings and has every inch the appearance of a 19th century property, but with the benefit of modern building techniques and insulation methods.

Standing on a large plot with extensive parking and a large double garage the house benefits from gas central heating and uPVC double glazing designed to reflect the style of the era.

Entered though the composite front door, the house briefly comprises: A spacious entrance hall, a large lounge, ground floor wc a re-fitted dining kitchen with utility room off. On the first floor, of a spacious "L" shaped landing there a 5 bedrooms, the master having an en-suite shower room and a family bathroom.

## THE ACCOMMODATION

Individually designed and erected in 1997 by the current owners with meticulous attention to detail and exceeding building regulation in force at the time, Rutland House has the appearance of a period property with all the comforts and benefits of modern living.

Benefiting from Gas Central Heating and uPVC double glazed windows, which have been recently re-fitted with sash openings to echo the period feel and to retain authenticity.

Abutting the neighbouring property, The house was built in the position of the original house to maintain the historic street view and has been continuously improved and lovingly maintained throughout. Under a tiled canopy, the front door leads into the spacious entrance hall with re-fitted guest wc off, wood effect tiled flooring, doors into the ground floor rooms and a staircase rising to the first floor.

Off the hall to the right the spacious and beautifully presented lounge has an understairs storage cupboard, a magnificent brick built inglenook fireplace with oak beam and open grate; two windows overlooking the front and a wide French door providing views of the garden and access onto the patio.

The magnificent dining kitchen lies at the end of the hall and has been stunningly refitted with a range of oak fronted base and wall units with newly replaced Corian worktops and integrated appliance including s dishwasher, microwave and a Rangemaster Pro gas cooker with double oven, 6 ring hob and a cooker hood over. There is ample space for a large family dining suite, dual aspect windows to the side and rear and a French door providing views of the garden and access onto the patio. The utility room off is fitted to the same standard and has ample space for white goods and an external door onto the patio.

The upstairs space is larger than the ground floor as it extends over the archway into the rear garden making it ideal for a larger or extended family. The large "L" shaped feature landing provides access to the first floor accommodation.

Bedroom 1 is a generously sized double room with dual aspect windows to the front and rear, a range of quality fitted wardrobes and a door into the en-suite.

The tiled en-suite has been beautifully re-fitted with a modern suite comprising a toilet, sink and walk-in shower enclosure.

Bedroom 2 at the other end of the landing has dual aspect windows to the side and rear and ample space for a double bedroom suite

Bedrooms 3 and 4 are also generously spaced double bedrooms with windows overlooking the front whilst bedroom 5 is a good sized single room which is used by the current owners as an office/work from home space.

The tiled family bathroom with a modern suite comprising a toilet, sink, bath and walk-in shower enclosure completes the accommodation.

This stunning family home, in an excellent location is beautifully presented throughout and an internal viewing is strongly recommended in order to fully appreciate the size and quality of the accommodation on offer.

## OUTSIDE

The gardens are a massive feature of the property. A small neatly kept flower bed style front garden is separated from the street by a low picket fence. A gated, block paved driveway sweeps down the side of the house under a broad archway and leading to an extensive gravel parking area providing standing for numerous vehicles and access to a large double garage with light and power, measuring an impressive 6m x 6.3m and having loft storage space.

There is a step up to the patio which has been finished with decorative paving and separated from the drive by a low brick built wall.

Beyond the gravel drive, the large South West facing rear garden has a huge lawn with well-stocked borders and specimen trees providing a high level of privacy from the neighbouring properties and enjoying Coles Nursery as a beautiful backdrop.

## 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.

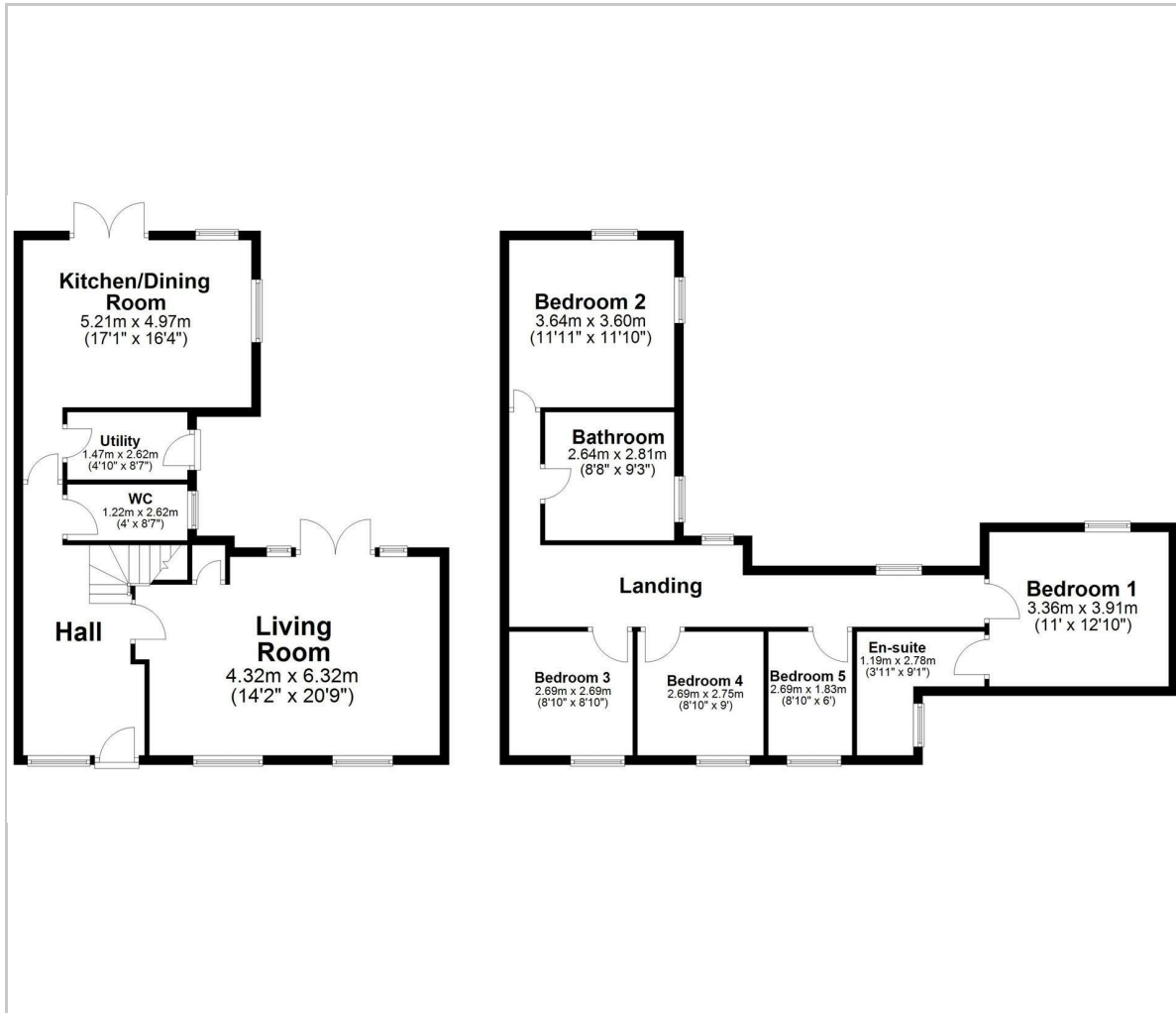
There are 2 well-regarded pubs sitting side by side on Main Street, both well known locally for their atmosphere, cuisine and selection of ales.

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

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

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## Area Map



## Energy Efficiency Graph

