

# Aston & Co

ESTATE & LETTING AGENTS



8a Glebe Road

Queniborough, Leicester, LE7 3FH

**Offers In Excess Of £150,000**



**IMMACULATELY PRESENTED, SPACIOUS MAISONETTE, SOUGHT AFTER VILLAGE LOCATION, LARGE GARDEN, NO CHAIN!**

Set in the ever-popular village of Queniborough this immaculately presented maisonette offers a spacious lounge, a recently refitted breakfast-kitchen with utility room, two double bedrooms and a shower room. The property also benefits from gas central heating with a recently upgraded boiler, upvc double glazing, a large rear garden and is being sold with no upward chain. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Maisonette
- Spacious Lounge, Breakfast Kitchen & Utility Room
- Two Double Bedrooms
- Large Rear Garden
- Gas Central Heating & Double Glazing
- Village Location
- No Upward Chain
- EPC Rating C, Leasehold, Council Tax Band A



## 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 composite door leading into

## Hall

With stairs to the first floor, window to the side, radiator and provides access to the following.

## Landing

With laminate wood flooring, loft hatch and storage cupboard.

## Lounge

11'5" x 15'8" (3.50 x 4.80 )

With laminate wood flooring, twin windows to the front and recessed spotlighting.

## Breakfast Kitchen

9'4" x 11'10" (2.87 x 3.62 )

Fitted with a range of floor and wall mounted units with rolltop work surfaces. The kitchen also benefits from a fitted double oven, induction hob and extractor, integrated fridge, sink and drainer unit, laminate wood flooring, storage cupboard and door leading to the utility.

## Utility Room

5'9" x 5'8" (1.76 x 1.75 )

With floor mounted unit, rolltop work surface, laminate wood flooring, and plumbing for a washing machine.

## Bedroom One

11'5" x 13'11" (3.49 x 4.26 )

With window to the front and laminate wood flooring.

## Bedroom Two

12'10" x 10'2" (3.92 x 3.10 )

With window to the rear and laminate wood flooring.

## Shower Room

5'6" x 6'6" (1.69 x 2.00 )

Fully tiled bathroom fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk in shower.

## Outside

To the front is lawned garden with fenced and hedged boundaries which could potentially be used as a parking space subject to approval.

To the rear is large garden with fenced boundaries and a range of fruit trees. The garden could serve a range of uses and has previously been split between a lawn and a fruit and vegetable plot. Its a rare opportunity to purchase a maisonette with a garden of this size and potential in a sought after village.

## Services

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

## Lease Details & Charges

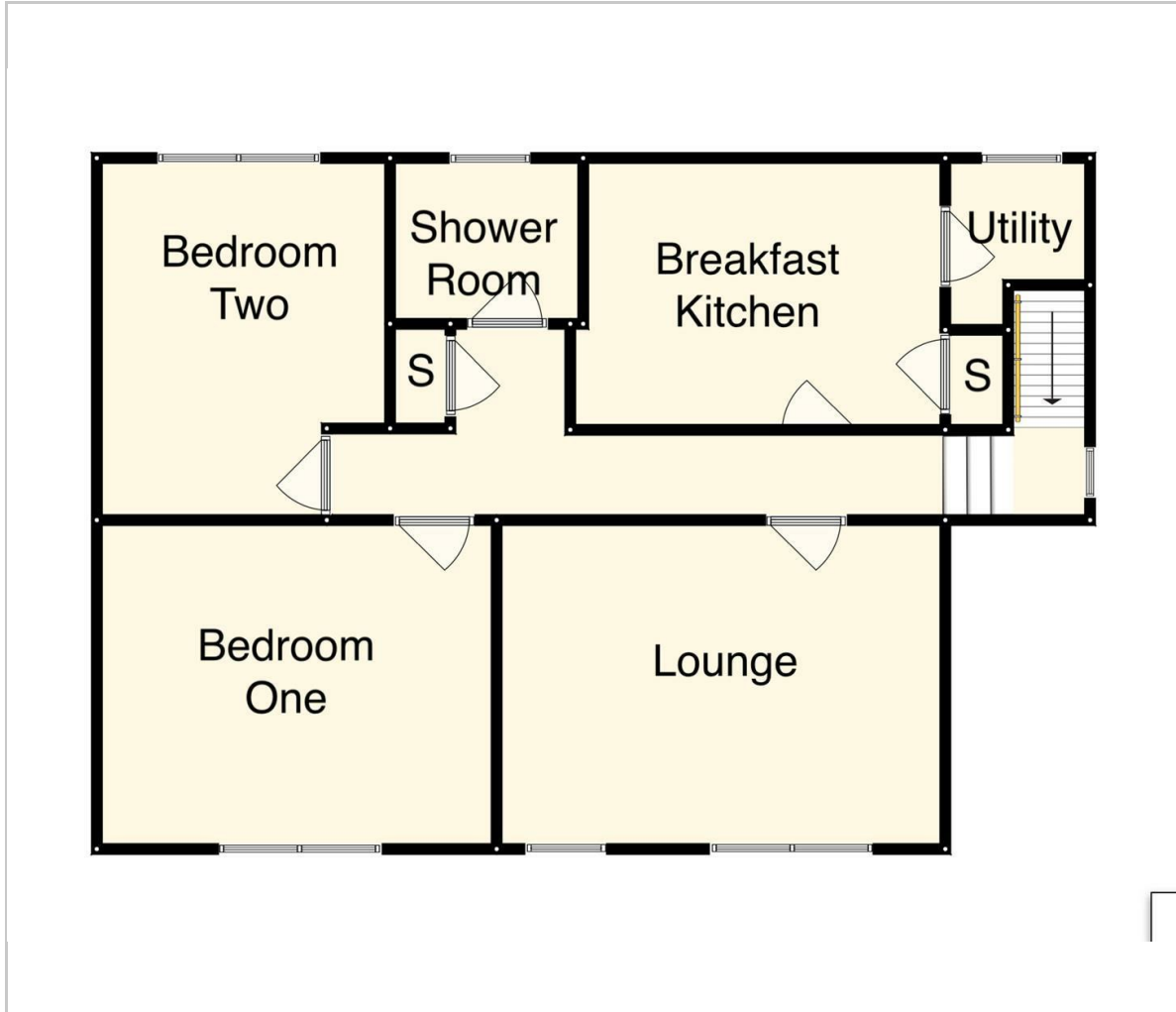
The property benefits from a 125 year lease starting from March 2015.

The ground rent is £10 per anum

The service charge for the current year is £432.76.



## 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

