

Aston & Co

ESTATE & LETTING AGENTS



8a Glebe Road

Queniborough, Leicester, LE7 3FH

£175,000



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 TBC, 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 