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ESTATE & LETTING AGENTS



23 New Street

, Queniborough, LE7 3FS

£365,000

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Set on a spacious plot in the ever desireable village of Queniborough, this well presented, extended, three double bedroom family home is ideal for those in search of a wealth of both inside and outdoor space. Inside, the property briefly comprises; hallway, 22ft lounge, study/dining room and a 24ft extended, modern kitchen-diner to the ground floor. To the first floor are three spacious double bedrooms and a family bathroom. The property also benefits from off road parking for multiple vehicles, car port, garage with power and light, uPVC double glazing, combi boiler and a large private garden to the rear. Internal Viewing Is Highly Recommended To Appreciate The Space On Offer.

- Well Presented
- Extended Semi Detached House
- Three Double Bedrooms
- 22ft Lounge & Modern, Fitted 24ft Kitchen-Diner
- Off Road Parking, Car Port & Garage
- Extensive Rear Garden
- Study / Seperate Dining Room
- EPC Rating D / Council Tax Band C / Freehold







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.

Entrance Hall
With obscure uPVC double glazed window to the side aspect, pantry under the stairs, stairs leading to the first floor and provides access to the following.

Lounge
22'05 x 12'02 (6.83m x 3.71m)
(maximum measurements) 22ft Lounge with feature fireplace and surround, coved ceiling, uPVC double glazed window to the front aspect and leads into both the kitchen-diner and snug.

Kitchen-Diner
24'08 x 8'08 (7.52m x 2.64m)
(maximum measurements) Fitted with a range of modern floor and wall mounted units with solid wood worktop and tiled splashbacks. The recently fitted contemporary kitchen also benefits from a gas hob, oven and extractor fan, dishwasher and washing machine both integrated, ceramic sink and drainer unit and a uPVC double glazed window to the rear aspect.

The dining area houses the family dining table and leads out into the car park via a uPVC double glazed door.

Study / Dining Room
8'08 x 8'04 (2.64m x 2.54m)
A comfortable room with uPVC double glazed French doors opening out onto the large rear garden.

The First Floor Landing
With dual aspect uPVC double glazed windows, loft access and provides access to the following.

Bedroom One
10'05 x 15'03 (3.18m x 4.65m)
A sizable double bedroom with fitted robes and uPVC double glazed window to the front aspect.

Bedroom Two
11'07 x 10'08 (3.53m x 3.25m)
Another large double bedroom with uPVC double glazed window to the rear aspect.

Bedroom Three
10'10 x 8 (3.30m x 2.44m)
(maximum measurements) The third double bedroom also with a uPVC double glazed window to the rear aspect.

Bathroom
11'11 x 4'10 (3.63m x 1.47m)
(maximum measurements) Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, spotlights, radiator and two obscure uPVC double glazed windows to the side aspect.

Outside
To the front of the property is a brick paved driveway providing car standing for multiple vehicles.
To the side of the property behind the double gates is a sheltered car port which in turn leads to the garage and rear garden.
To the rear is an extensive garden with paved patio and fenced boundaries with the remainder being laid to lawn.

Garage
With power and light.









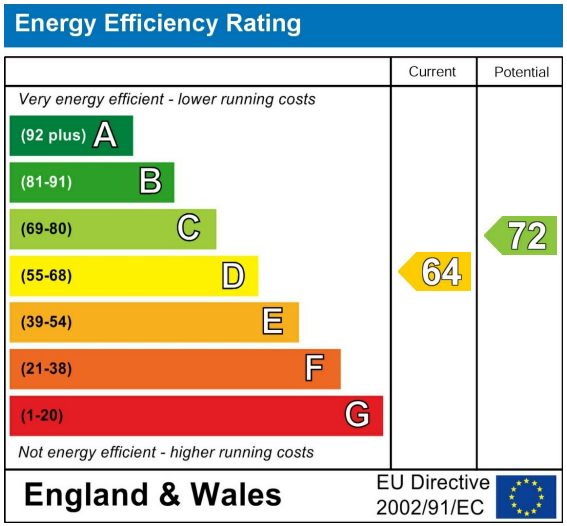
Floor Plan



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.

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