



GUIDE PRICE £565,000
MAIN STREET, QUENIBOROUGH



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Rezide proudly presents this charming four-bedroom character property nestled in the heart of the sought-after North Leicestershire Village of Queniborough. Exuding timeless elegance, this residence is impeccably maintained, seamlessly marrying contemporary fixtures and fittings with its original period features. Boasting a generous Cottage-style rear garden, complete with a detached garage and parking to the side, this quaint property offers an idyllic semi-rural lifestyle, ideal for families seeking a peaceful retreat.



Approaching the property from Main Street, one is greeted by an original timber door that opens into a welcoming hallway. The hallway showcases original contrasting quarry tiled flooring and leads to the ground floor living spaces, while a staircase rises to the first floor. To the right, a snooker reception room awaits, featuring a striking feature fireplace and bespoke storage cupboards flanking the chimney breast. Adjacent to this is the spacious lounge, offering tranquil views of the rear garden and featuring a charming log-burning stove with a timber mantelpiece, creating a cosy ambiance for family gatherings.







Across the hallway lies the heart of the home, the living kitchen diner, a bright and airy space illuminated by aspect windows and French doors leading to the rear garden. The bespoke fitted kitchen boasts a range of wall and base level storage units with timber work surfaces, a Belfast sink with a mixer tap, a range oven with an extractor unit above, integrated electrolux dishwasher and ample space for a fridge-freezer. Conveniently located off the kitchen is a utility room with plumbing for washing machine and dryer, as well as additional storage space. Access to the downstairs WC and cellar can also be found here.







Ascending the staircase, the first-floor landing is bathed in natural light, courtesy of a rear aspect window. To the left, the beautifully finished bathroom suite awaits, complete with underfloor heating, Minton tiled flooring, a vanity washbasin, low-level flush WC, and a freestanding clawfoot bath with a shower over. Across the landing, a generous double bedroom, currently utilised as a nursery, offers peaceful views of the rear garden. To the right, the remaining bedrooms await. The fourth bedroom, currently serving as a dressing room, features inbuilt storage cupboards and overlooks the rear garden. The main bedroom, positioned at the front of the property, boasts an attractive bay window, original timber flooring, and ample space for a king-size bed and furniture. Another bedroom, also at the front, features fitted storage wardrobes and timber strip flooring, offering a comfortable retreat.





Situated on a generous plot, the property features a block-paved driveway to the left, providing parking for multiple vehicles and access to the detached garage. A timber gate grants rear external access to the spacious and private cottage-style gardens. The landscaped gardens feature multiple laid lawns, pathways leading to the rear, mature shrub-planted borders, and enclosing hedges, creating a tranquil outdoor sanctuary for relaxation and recreation.











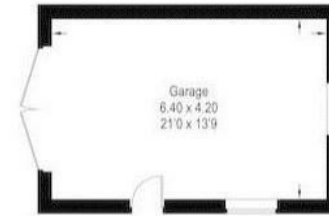
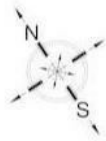


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PLOT PLAN FOR GUIDANCE ONLY

Approximate Gross Internal Area - Main House = 152 sq m / 1636 sq ft
Outbuildings = 30 sq m / 323 sq ft
Total = 182 sq m / 1959 sq ft



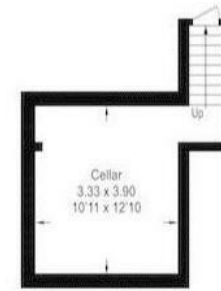
Outbuildings
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Cellar

