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THE PRINT ROOM , MAIN STREET,  
ASKING PRICE £1,000,000



The Print Room is set in the picturesque historic village of Queniborough, Leicestershire, nestled amongst character properties this unexpected bespoke three-bedroom residence offers a unique blend of contemporary luxury and cutting-edge technology. This rare opportunity to own a home of such distinction is a dream come true for those who value modern design and innovation. With three spacious double bedrooms, each with its own en-suite, this property has been meticulously crafted by the current owners, leaving no detail overlooked. One of the many standout features of this stunning home is the fully integrated Smart Home system, which allows control of the lights, blinds, heating, windows, and music via your smartphone or touch panels strategically located throughout the house. Even the automated windows, managed by a weather station on the roof, add to the sophistication and comfort of this incredible property.



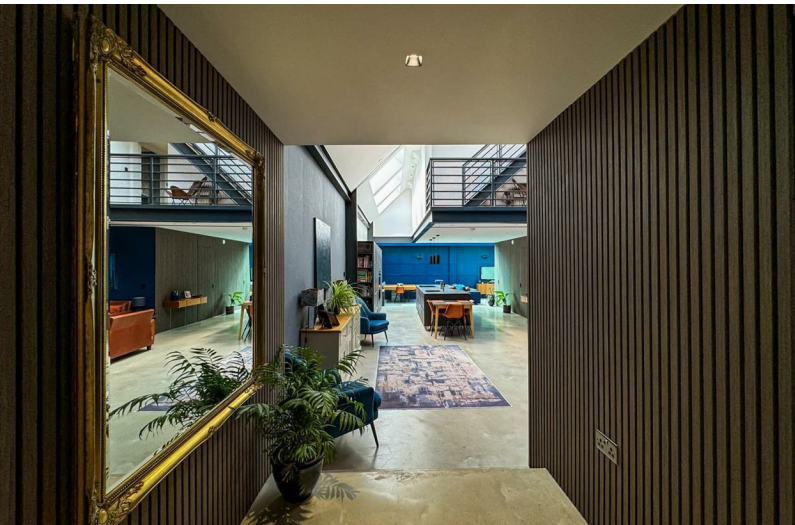
Upon arrival to The Print Room, you're greeted by its contemporary industrial curb appeal. Internal access is granted via biometric fingerprint entry through the substantial aluminium front door. The door's design is complemented by a subtle imprint of the property number on the door surround, giving a hint of the meticulous attention to detail that can be found throughout the entire home. Stepping into the entrance hall, you are immediately struck by the sense of luxury, with polished concrete floors that feature underfloor heating running throughout the entire ground floor—even extending into the double garage. The hall is flanked by a series of stylish cloak cupboards, providing ample storage and adding to the home's sleek, clutter-free aesthetic.







As you move further into the home, the entrance hall opens into the expansive lounge area—a truly awe-inspiring space bathed in natural light, courtesy of a series of skylights positioned three stories above. The open-plan ground floor, measuring approximately 20 meters in length, provides a breathtaking living and entertaining space, with the polished concrete floors continuing to create a seamless flow between the different zones. The lounge, dining, and kitchen areas are integrated yet distinct, creating a sense of space and airiness that is both luxurious and welcoming.







The kitchen is a chef's dream, with its ceramic work surfaces and cabinet doors lending a sleek, modern aesthetic. No expense has been spared in equipping this space with the latest high-end appliances, including double Fisher & Paykel ovens, integral drawer dishwashers, and a cutting-edge downward draft induction hob. Every inch of this kitchen has been carefully designed to offer not only style but also the utmost functionality. Hidden behind the acoustic wooden slat cladding, you'll find a discreet yet stylish downstairs WC and a utility room, adding further convenience and practicality without compromising the design.

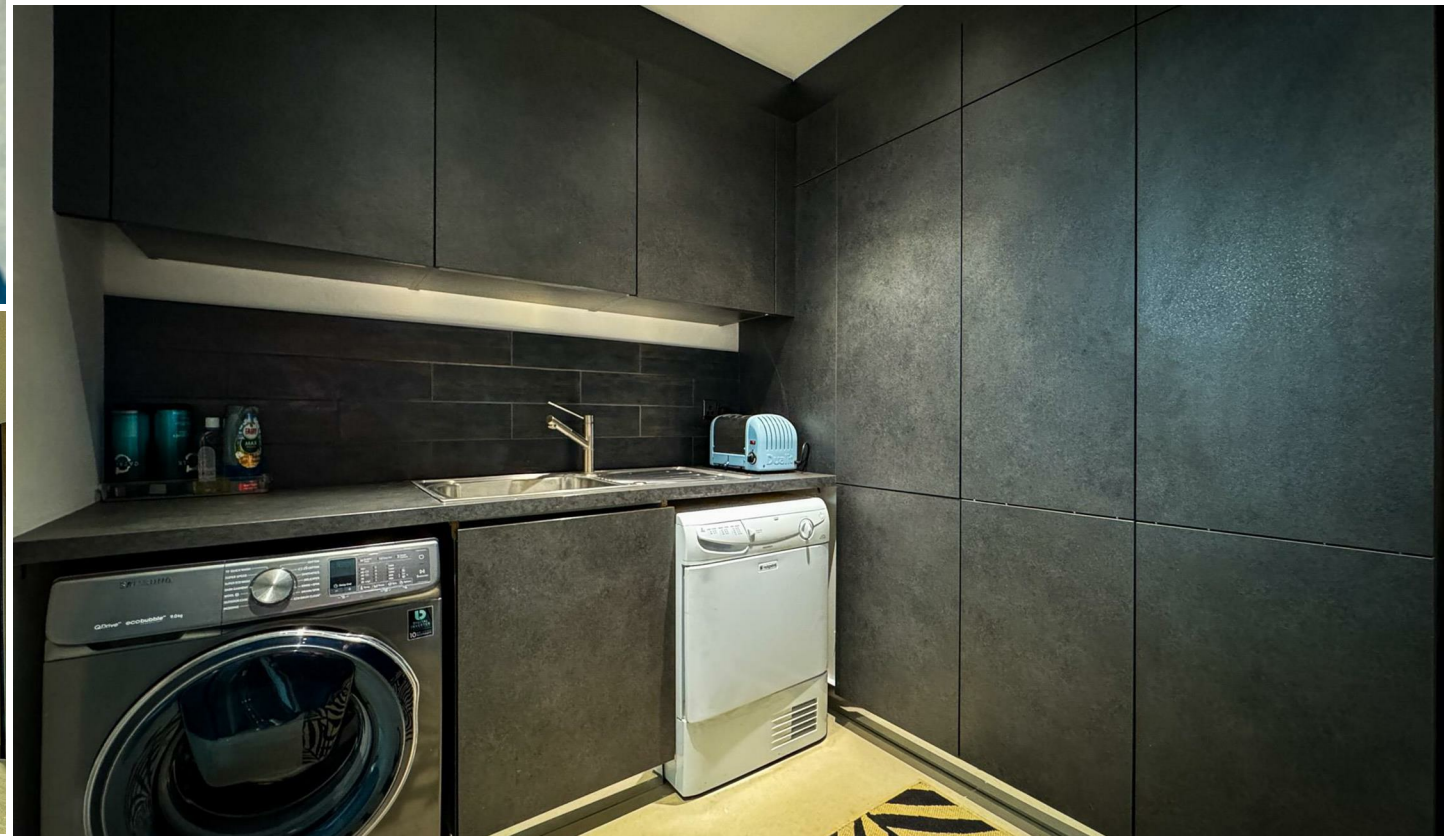
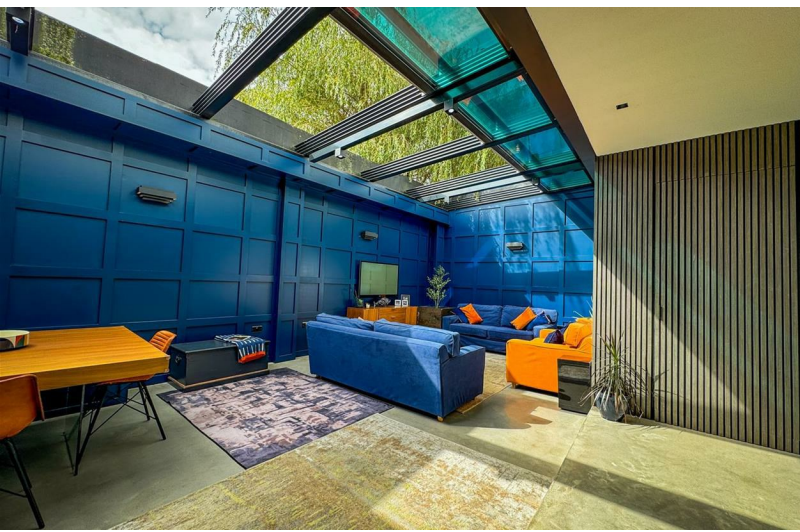


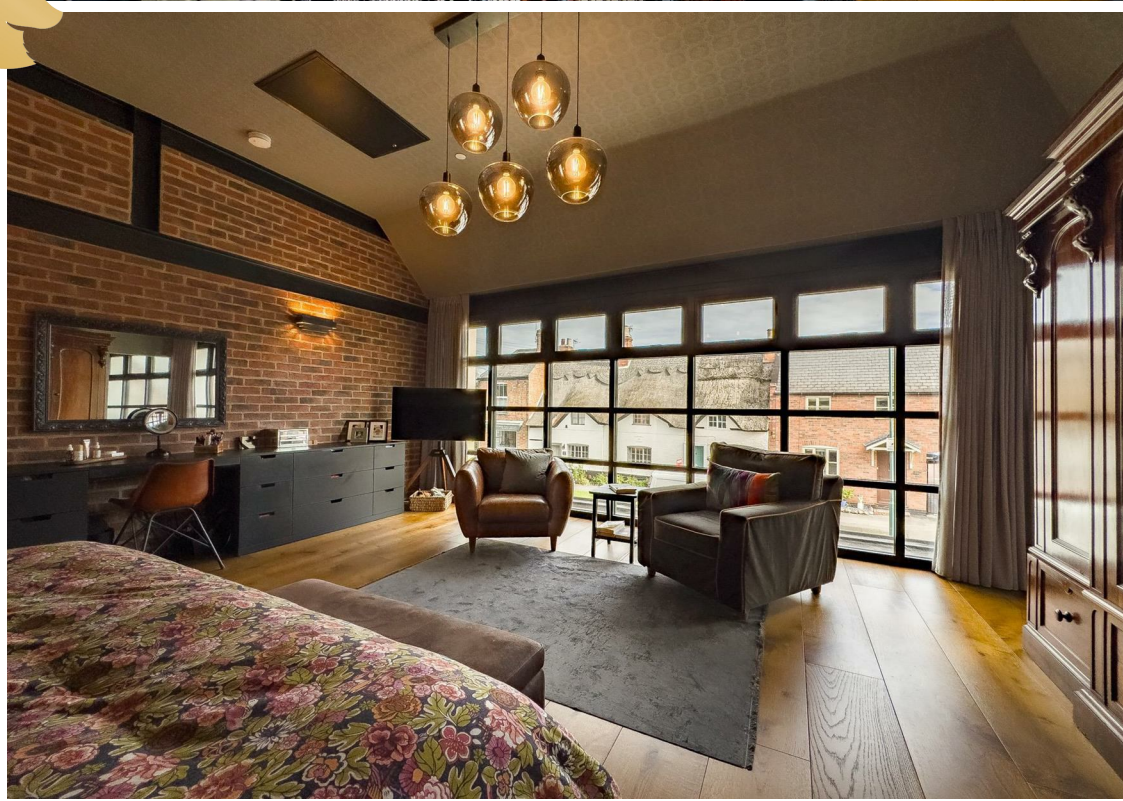
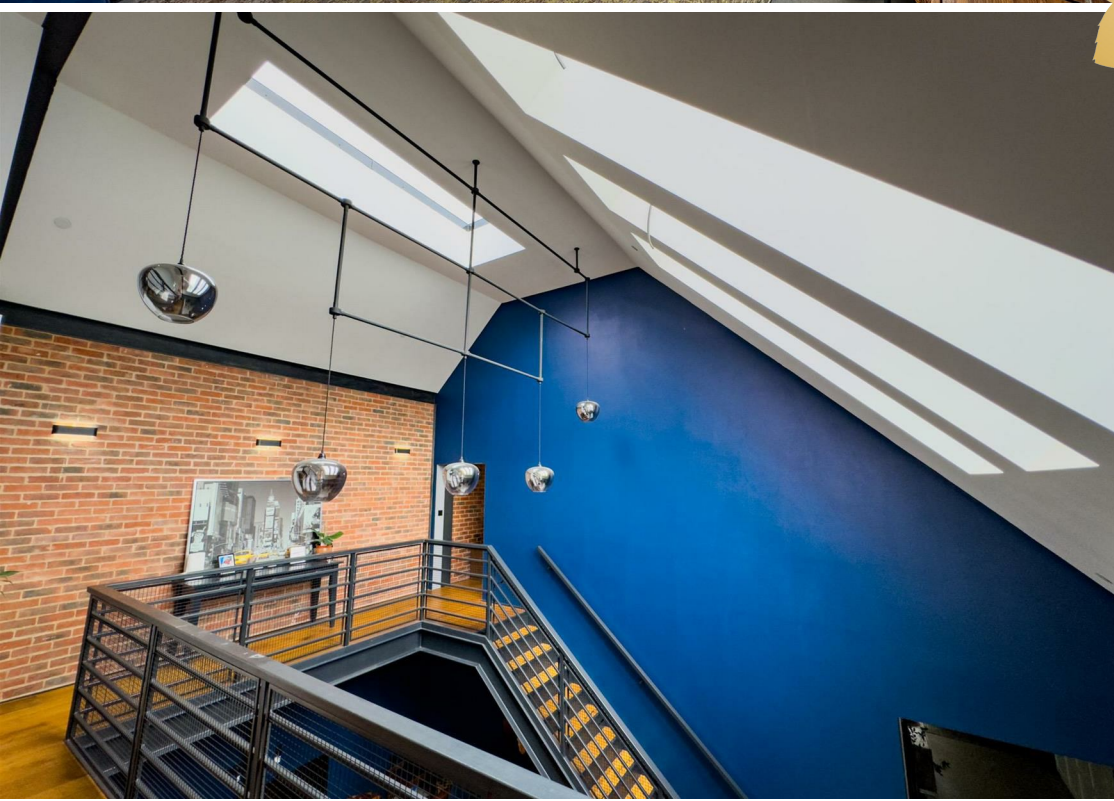


At the rear of the property lies one of its most extraordinary features—the garden room. This luxurious space is currently used as both a relaxing soft seating area and a dining space, offering a sense of indoor-outdoor living. The striking blue panelled walls provide a vibrant backdrop, while the pièce de résistance is undoubtedly the custom-built, retracting glass roof. With the roof open, the room is bathed in sunlight, creating an alfresco ambiance that's perfect for entertaining or simply enjoying the outdoors from the comfort of your home.



Heading upstairs, you'll appreciate the architectural innovation that underpins the entire structure. Sixteen tons of British steel were expertly craned into place to create a cantilevered floor that seems to defy gravity, allowing for an open, airy design.







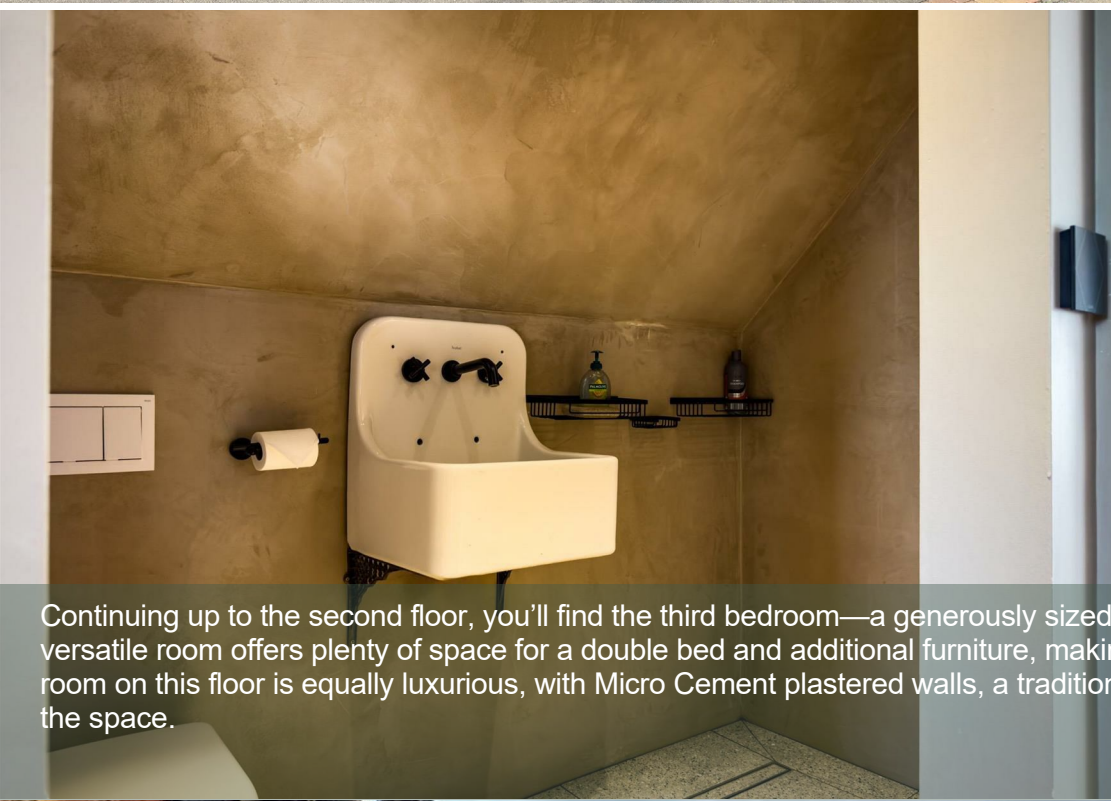
The first stop on the upper level is the master suite, a true sanctuary of style and comfort. Engineered French Oak flooring suitable for underfloor heating throughout upper floors, floor-to-ceiling windows, and luxury wall coverings create an elegant atmosphere, while the room's thoughtful design incorporates a dressing room and automated curtains. The master en-suite is nothing short of breathtaking, featuring luxurious Spanish tiling, a freestanding bath with brushed brass fittings, his-and-hers basins, and a spacious walk-in shower. A large tunnel skylight fills the space with natural light, creating a spa-like retreat in the comfort of your own home.



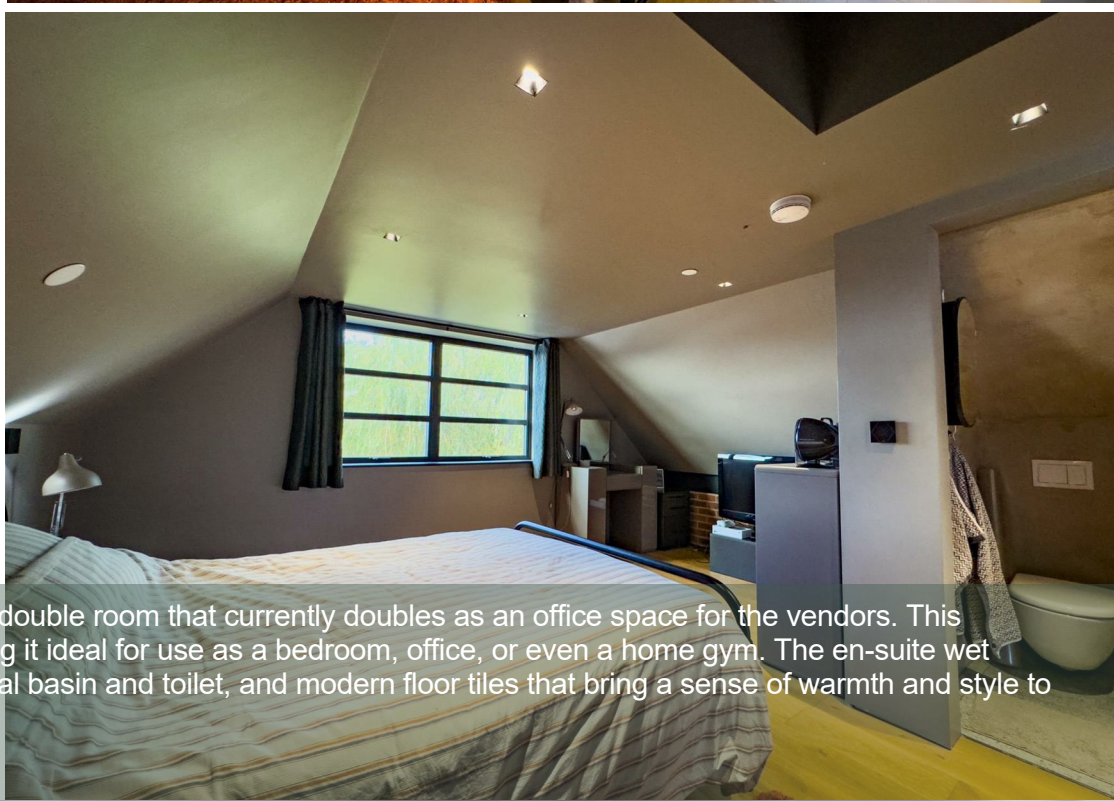


Bedroom two is located on the same floor and is equally impressive. Comparable in size to some studio apartments, this room provides ample space for a double bed, soft seating, and additional furniture, making it perfect for guests or family members seeking privacy and comfort. The en-suite shower room is finished to the highest standards, featuring contemporary tiling, a black-framed shower cubicle, a basin, and a toilet. The black-framed crittall-style sliding glass door adds a touch of modern elegance to the room.





Continuing up to the second floor, you'll find the third bedroom—a generously sized double room that currently doubles as an office space for the vendors. This versatile room offers plenty of space for a double bed and additional furniture, making it ideal for use as a bedroom, office, or even a home gym. The en-suite wet room on this floor is equally luxurious, with Micro Cement plastered walls, a traditional basin and toilet, and modern floor tiles that bring a sense of warmth and style to the space.



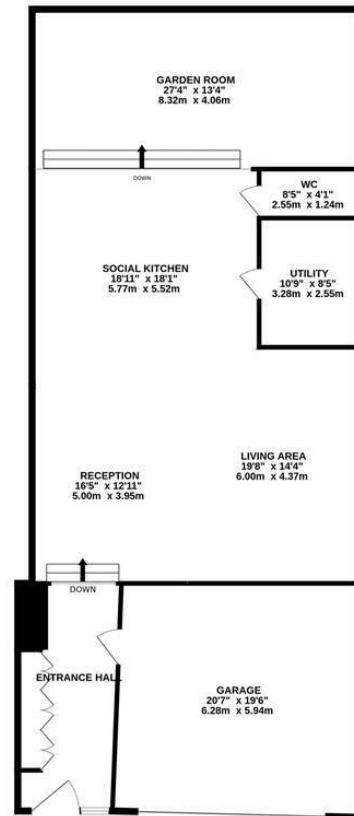


This property is not only a marvel of design and technology but also a home that offers unparalleled comfort and practicality. Every aspect has been carefully considered to provide the ultimate in modern living, from the integrated smart systems to the luxurious finishes found throughout. The polished concrete floors, underfloor heating, retracting glass roof, and stunning en-suites all combine to create a home that is as functional as it is beautiful. With its prime location in the historic village of Queniborough, this property offers the perfect balance of peaceful countryside living with easy access to the amenities of nearby Leicester.

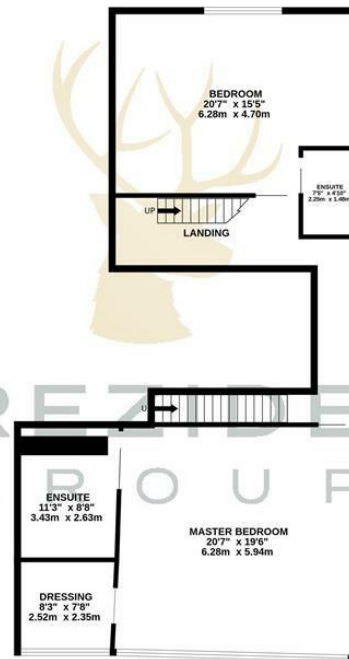


In conclusion, this home is a masterpiece of modern architecture and design, offering a unique opportunity to own a property that is truly one of a kind. The quality, attention to detail, and innovative features throughout make this home a rare find, and one that needs to be experienced in person to be fully appreciated. If you're looking for a property that combines luxury, cutting-edge technology, and stunning design, then this is the home for you. We highly recommend arranging a viewing to explore all that this exceptional residence has to offer.

GROUND FLOOR  
1839 sq.ft. (170.9 sq.m.) approx.



1ST FLOOR  
1064 sq.ft. (98.9 sq.m.) approx.



2ND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 3195 sq.ft. (296.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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