



# Dobney Avenue | Queniborough

Set in a cul-de-sac and located in the highly desirable village of Queniborough, this beautifully presented home is immaculate presented throughout and offers flexible accommodation. Internal viewing highly recommended. The property is available with No upward chain.

- Immaculately presented semi-detached, dormer bungalow with 3/4 bedrooms in a cul-de-sac position
- Extended by the current owner creating a flexible, spacious family home
- Living room with log burner, breakfast kitchen, dining room and lean to/utility space
- Ground floor bathroom with separate bedroom/reception room/study
- The first floor has three/four bedrooms one of which is off the main bedroom
- Driveway providing off road parking single garage and established rear garden
- Available with NO UPWARD CHAIN

## LOCATION

Queniborough is an unspoilt conservation village with a particularly unspoilt village centre, dominated by attractive period cottages and houses, some thatched. Local facilities include a primary school, popular butchers' shop, general store and two popular pubs. The village also offers a thriving community and an ancient village church. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough, the A46 now affording fast access via the Northwest Leicester bypass to the M1. More extensive local facilities and amenities are available at nearby Syston.







## GROUND FLOOR

The reception rooms are located off a welcoming central hallway. The breakfast kitchen is located to the rear of the home and has been refitted with a stylish range of units with complimentary worktop and tiled splashback. There is space for an oven, fridge/freezer and dishwasher. The kitchen opens onto the dining room. There is a large lean to/utility room which offers space for a washing machine and dryer and offers built in storage space. The ground floor bathroom has a tiled floor and includes a bath, separate shower cubicle, pedestal wash hand basin and w.c. There is a further room to the front of the home that could be used as a bedroom/study or snug room.



## FIRST FLOOR

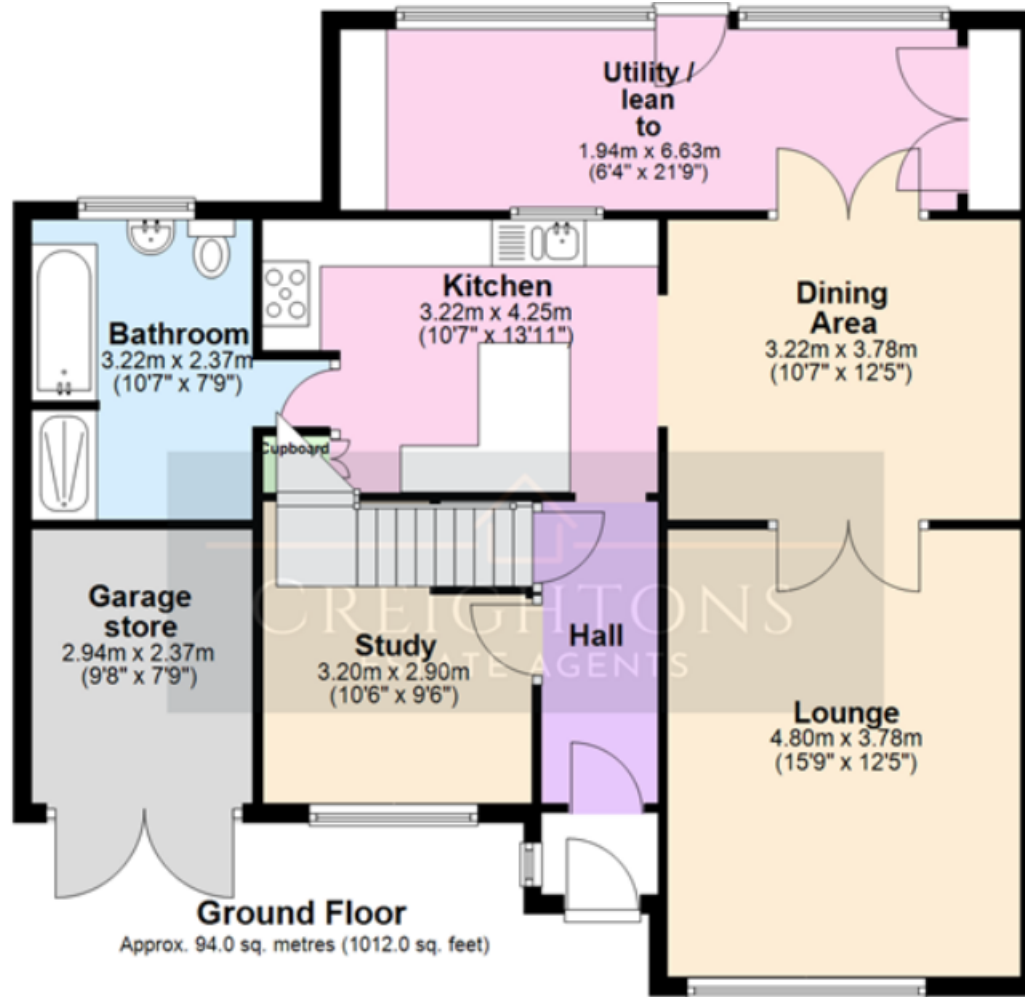
The staircase ascends from the hallway to the first floor. The main bedroom is fitted with built in wardrobes and has a further room located off it that could be used as a bedroom or dressing room. There are two further single bedrooms to the first floor.

## OUTSIDE

The property provides off road parking to the front that leads to a single garage. There are established rear gardens being mainly laid to lawn with paved patio area.



# Dobney Avenue | Queniborough | Leicestershire



## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





