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A Modern Estate Agent



13 Barkby Road

Queniborough, Leicester, LE7 3FE

£225,000



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Introducing a charming character property that perfectly blends modern living with traditional appeal, now available for sale with the added benefit of no onward chain. This delightful home is set in the picturesque village of Queniborough, renowned for its conservation status and community spirit.

As you approach the property, you'll be greeted by a welcoming porch that invites you inside. Step into the spacious sitting room, where natural light floods in through a large window, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. The highlight of the home is undoubtedly the superb open plan kitchen diner, designed with both functionality and style in mind. This space is perfect for family gatherings and dinner parties, featuring high-quality fittings, ample storage solutions, and plenty of room for a dining table.

The property boasts two generously sized double bedrooms, each equipped with their own en-suite bathrooms, providing an ideal setup for guests or family members seeking privacy. Additionally, there is a convenient utility room, along with a separate WC, both accessible directly from the enchanting rear garden.

Step outside to discover a large rear garden that promises an idyllic space to enjoy the summer months in. To the front is an off road parking space.

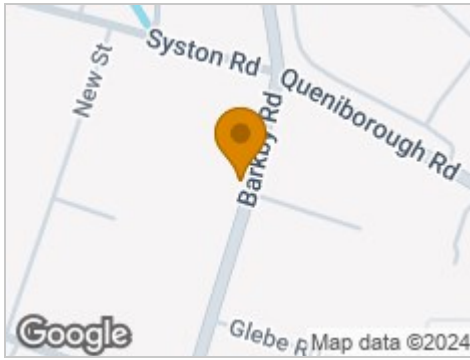
Further enhancing the appeal of this lovely home

are the benefits of uPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Queniborough is a highly sought-after village, offering a blend of rural charm with convenient access to the A46, which links you effortlessly to the vibrant cities of Leicester and Nottingham. This property presents an exceptional opportunity for those seeking a new home in a tranquil yet accessible location.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

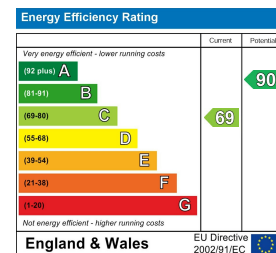
Barkby Road, Queniborough
Internal Square Footage: 646 sq.ft

Holdings
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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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