





# Gascoigne Avenue | Queniborough

Creightons Estate Agents are proud to present this charming, extended two-bedroom family home, complete with a further room/office space, located in the picturesque and highly sought-after village of Queniborough. Immaculately presented throughout, this property offers an ideal setting for modern family living while perfectly accommodating the demands of working from home.

- Extended two bedroomed semi-detached house
- Stylish recently re-fitted bathroom with roll top bath
- Extended, generously proportioned dining kitchen, utility space and downstairs w.c
- Converted loft room providing further storage/office space
- Private, established enclosed rear garden
- Driveway providing off road parking
- Contact Creightons for immediate viewing opportunities.
- Road resurfacing planned for April-May 2025

## LOCATION

Queniborough, nestled in the charming countryside of Leicestershire, is a highly desirable location offering a perfect blend of rural tranquillity and modern convenience. Known for its rich history and community spirit, the village boasts picturesque surroundings, excellent local schools, and easy access to nearby amenities in Leicester and Loughborough. With a range of local shops, traditional pubs, and green spaces for recreation, Queniborough provides a welcoming environment that appeals to families, professionals, and retirees alike.











## GROUND FLOOR

The property is accessed via a UPVC front door, opening into a welcoming hallway that provides access to the lounge and the first floor via the staircase. The bright and airy lounge features a charming bay window to the front elevation, a cosy French style open fire/log burner, and elegant wooden effect flooring. A doorway leads through to the extended kitchen/diner at the rear of the property. The stylish dining kitchen boasts a window overlooking the established rear garden, a double-glazed door to the side, and French doors that open directly onto the outdoor space. It is stylishly fitted with white shaker-style base and wall units, complemented by wooden work surfaces, a tiled splashback, and a ceramic sink with drainer and mixer tap. Integrated appliances include a double oven, gas hob, and extractor fan, dishwasher and space for a fridge-freezer. A utility area with plumbing for additional appliances and a convenient downstairs W.C. complete this versatile and practical living space.

## FIRST FLOOR

Upstairs, the property boasts two generously sized bedrooms, providing ideal spaces for rest and relaxation. The primary bedroom, located at the front elevation, features generously fitted wardrobes, while the secondary bedroom at the rear offers lovely views of the garden. From this room, a staircase leads to the attic, which is enhanced by a skylight and additional storage within the eaves. Currently used as an office, this versatile space could easily adapt to suit a variety of needs. The luxury four-piece bathroom is a true highlight, thoughtfully designed to deliver a spa-like experience. It includes a separate shower cubicle, a stunning claw-foot roll-top bath, and a heated towel rail, all finished with elegant touches to elevate your daily routine.

## OUTSIDE

At the front of the property, a practical driveway provides off-road parking for two vehicles, while a gated side entrance grants access to the established and private rear garden. The garden is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating and relaxation. It also features a timber shed for storage and is enclosed by fencing and mature hedging for added privacy—making it a perfect space for family gatherings, entertaining friends, or simply enjoying the tranquillity of the outdoors.

Please note the road is a private road and is maintained by a neighbour on the Avenue. The road is due for resurfacing at the end of April 2025.









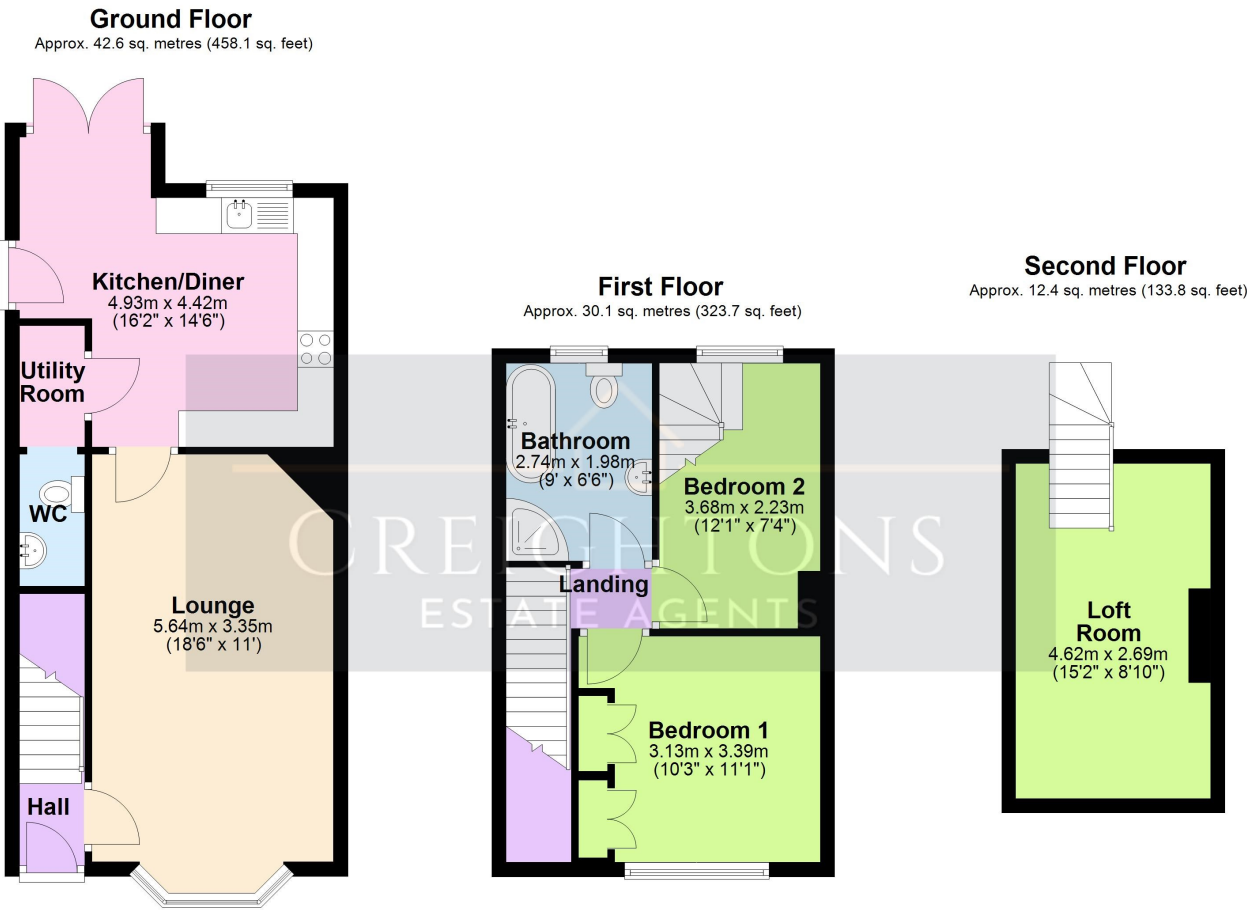
# Gascoigne Avenue | Queniborough | Leicestershire

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.



Total area: approx. 85.1 sq. metres (915.6 sq. feet)

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.  
Plan produced using PlanUp.

2 Gascoigne Avenue, Queniborough

### 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

