



THE RINGWAY, QUENIBOROUGH, LEICESTERSHIRE

OFFERS OVER: £300,000





Set along The Ringway in the heart of Queniborough, this beautifully cared-for home is a place where light moves gently through every room, settling on natural materials, soft textures and spaces designed for real living. From the moment you step inside, it is clear this is a home created with care - where warmth, character and practicality exist in quiet harmony.



You are welcomed into a light and airy entrance hall, where natural stone flooring catches the daylight and the staircase rises softly to the right. A bespoke fuse box cover, finished with antique latch and hinges, adds a subtle nod to craftsmanship - even the smallest details have been considered.

To the left, the main living space unfolds. Beautifully decorated in a calming farmhouse style, this is a room made for winding down. Commissioned light fittings glow softly above, while a working open fireplace anchors the space with warmth and character. A bay window draws in light, framed by an extra-large double radiator beneath, making the room as comfortable as it is beautiful. Bespoke galvanised conduit lighting by the Oxford Lighting Company and an exposed brick feature wall with an arched opening into the dining room add texture and depth.

Double barn-style doors allow the space to be open and flowing, or gently closed to create a more formal living room separate from the dining area- offering flexibility without losing its sense of ease. Beyond the brick archway lies the dining area: a light-filled room with space for multiple zone - dining, reading, working or gathering. Laminate flooring runs underfoot, while a sliding door (installed in 2021) open directly onto the lawned rear garden, allowing inside and outside to blend effortlessly. There is potential here too: the partial wall could be opened to create a more open-plan kitchen and dining space, should future owners wish to reshape the flow.

Along the entrance hall, the kitchen is beautifully maintained and thoughtfully finished. A stable door opens to the outside, bringing in fresh air and morning light. Underfoot, French-pattern







natural stone flooring from Langton Stone and Tile Company adds warmth and texture. Quartz worktops reflect the light softly, while integrated appliances - including a Neff oven and gas hob, Bosch microwave and built-in dishwasher and fridge, make the space as functional as it is refined. This is a kitchen designed for everyday life: breakfasts, family meals and has ample space for your cooking needs.

Upstairs, three bedrooms offer calm and comfort. The main bedroom is shaped by a bay window that adds space and light. It currently holds a king-size bed, and three fitted double wardrobes that line the wall. The second bedroom offers fitted wardrobes along the dividing wall from the main bedroom, with space for a dressing table between. There is ample room for a double or larger bed, making it a generous and versatile space. The third bedroom; ideal as a nursery or home office can fit double bed and cupboard, or a cot bed with wardrobe and chest of drawers.





The bathroom was refreshed last year with a newly installed shower. A corner toilet makes clever use of space, while stone flooring and wall tiling from the Langton Stone and Tile Company give the room a calm, natural finish. This room is a beautifully light room.

The garden is perfectly sized and easy to manage yet large enough for children to play and for long afternoons outdoors. Surrounded by mature trees, it feels remarkably private.

Just off the garden to the front of the property is the garage - wider than average and has been converted into a highly flexible space in 2021 as part of a project that the current owners took on. With an insulated roof, full power, its own fuse box, outside sockets and generous width, it comfortably accommodates a bar area, pool table, darts board, office space and tool station. A fridge and freezer are also included, making this a true extension of the living space, perfect for work, hobbies or entertaining.







To the front, the property benefits from off-road parking for three vehicles, providing everyday convenience for families, guests or multi-car households.

The Ringway occupies a sought-after position within Queniborough, a village celebrated for its strong sense of community, local amenities and welcoming atmosphere. Well regarded for its village life and surrounding countryside, Queniborough offers a peaceful setting while remaining well connected. Excellent transport links provide easy access to Leicester, Melton Mowbray, Loughborough and beyond, making this an ideal choice for commuters and those seeking a balanced village lifestyle.



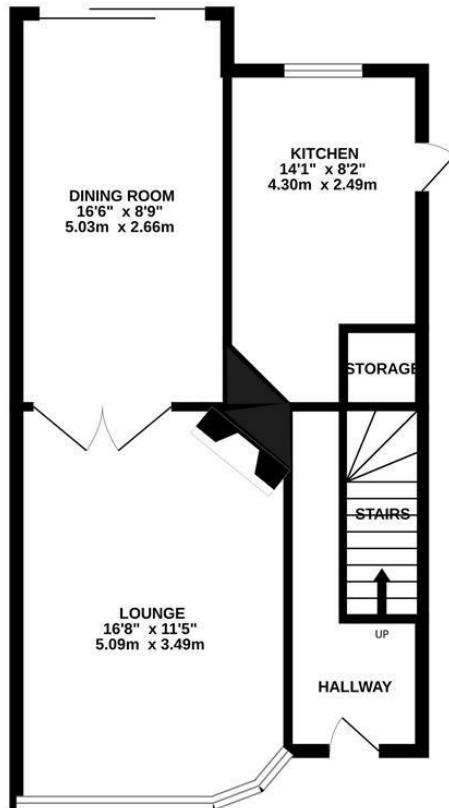


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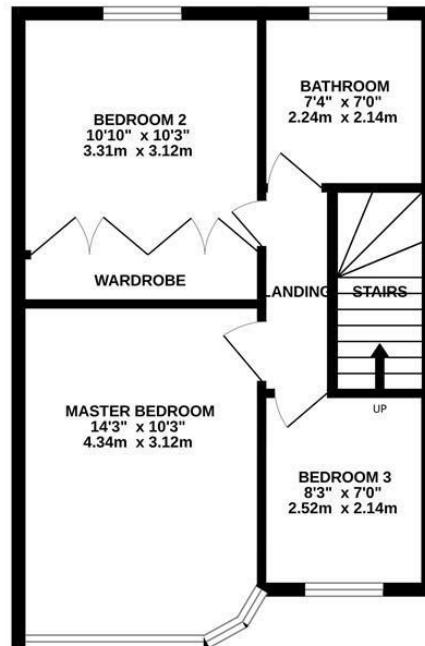


Plot plan is for illustrative purposes only. Potential buyers should rely solely on the official Land Registry Title Plan.

GROUND FLOOR



1ST FLOOR



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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1



2



987.00 sq ft

KEY FEATURES:

- Light-filled entrance hall with natural stone flooring and bespoke craftsmanship details
- Characterful farmhouse-style living room with open fireplace, bay window and exposed brick feature
- Flexible living and dining layout with barn doors and garden-facing
- Beautifully finished kitchen with quartz worktops, integrated appliances and stable door access
- Three well-proportioned bedrooms with fitted wardrobes
- Recently refreshed bathroom with new shower and natural stone finishes
- Private, manageable garden bordered by mature trees
- Converted wider-than-average garage (2021) with power and insulation, plus off-road parking for three cars
- New boiler installed in 2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

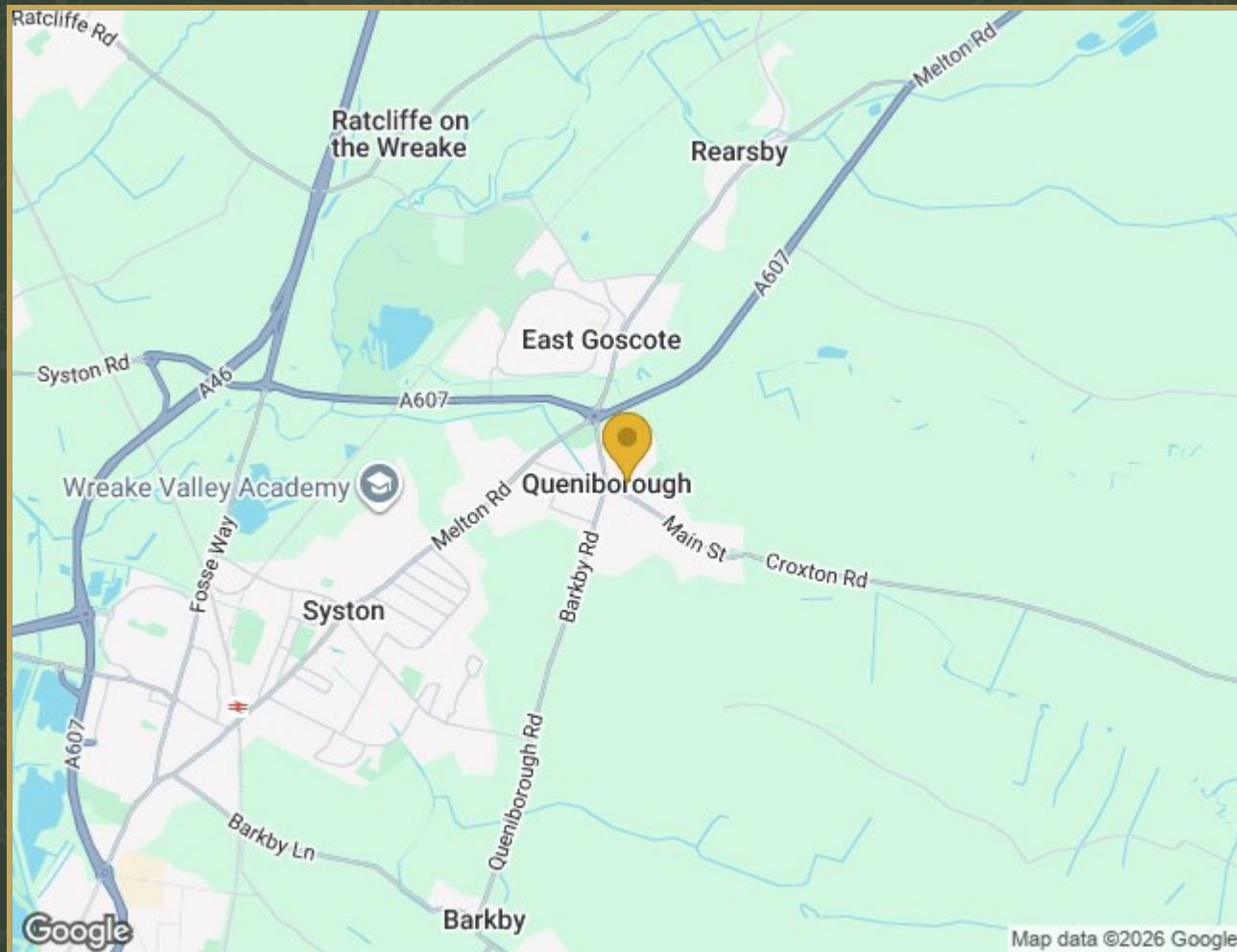
England & Wales

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

England & Wales



Property Location



8 The Ringway, Queniborough, Leicester, LE7 3DL

