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Avenue Road  
Queniborough Leicester



## Property Description

This gorgeously present five bedroom detached family home is situated on a sizeable plot in the very sought-after village of Queniborough. Benefiting from local amenities, including a primary school and local shops along with transport links, this property is ideal for those needing to commute to Leicester, Syston, Thurmaston and Melton Mowbray.

Queniborough is a small village approximately 7.5 miles (12km) north-east of Leicester. The village benefits from two pubs, despite its size; The Horse and Groom and The Britannia.

## Ground Floor

### Entrance Hall

Double glazed door to the front, stairs leading to the first floor, under stair storage cupboard.

### Cloakroom

Double glazed window to the front, wash hand basin, low level WC, radiator.

### Lounge

28' 9" max x 9' max ( 8.76m max x 2.74m max )

Double glazed windows to the rear, eco wood burner, radiator.

## Dining Room

18' 8" max x 6' 3" ( 5.69m max x 1.91m )

Double glazed bi-folding doors and double glazed French doors leading to the rear garden, skylight windows, radiator.

## Kitchen

18' 2" x 16' 2" ( 5.54m x 4.93m )

Double glazed window to the front, a range of wall and base units with rolled edge work surfaces, integrated appliances, gas oven and hob, extractor fan, pantry, radiator.

## First Floor

### Landing

Airing/storage cupboard, radiator.

### Bedroom One

14' 9" x 14' ( 4.50m x 4.27m )

Double glazed windows to the front and rear, built in wardrobe, radiator.

### Ensuite

Double glazed window to the rear, walk in shower, pedestal wash hand basin, low level WC, heated towel rail.

### Bedroom Two

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window to the rear, built in wardrobe, radiator.

### Bedroom Three

12' 1" x 10' 10" ( 3.68m x 3.30m )

Double glazed window to the rear, built in wardrobe, radiator.

### Bedroom Four

11' 4" x 8' 4" ( 3.45m x 2.54m )

Double glazed window to the front, built in wardrobe, radiator.

### Bedroom Five

8' 5" x 7' 4" ( 2.57m x 2.24m )

Double glazed window to the front, radiator.

### Family Bathroom

Double glazed window to the front, bath with mixer tap and shower attachment, wash hand basin, low level WC.

### Externally

### Rear Garden

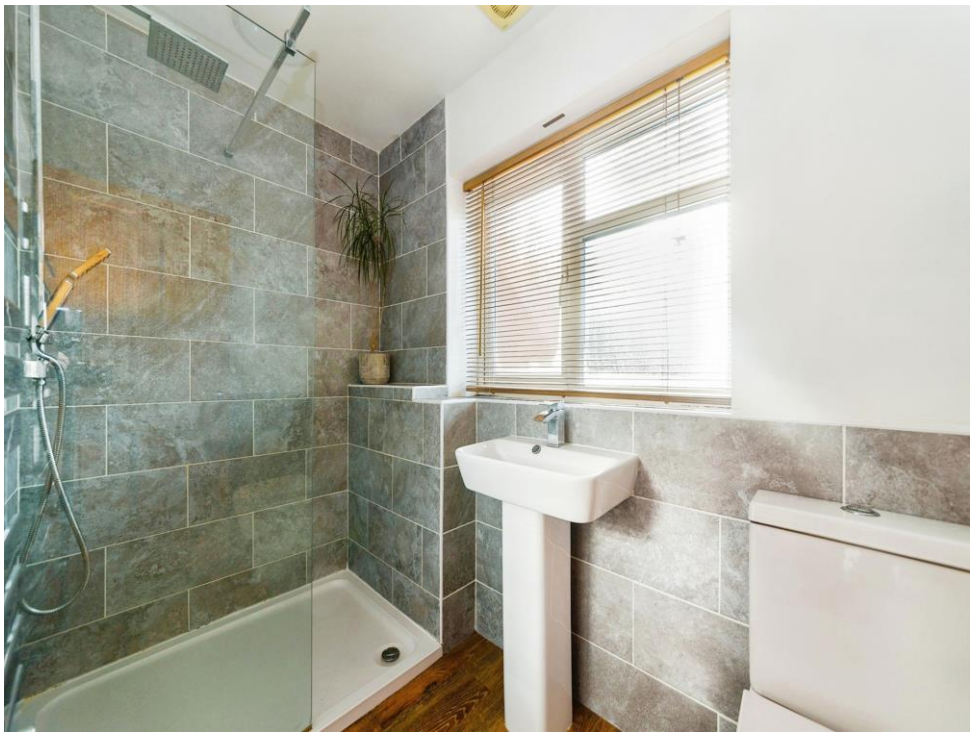
Shipping container office, double gates, patio area, laid to lawn.

### Outbuildings

15' 6" x 9' 7" ( 4.72m x 2.92m )

Up and over door, electric power.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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