



THE RED HOUSE | QUENIBOROUGH



THE RED HOUSE, 50 SYSTON ROAD, QUENIBOROUGH. LE7 3FX

LOCATION

Queniborough is within a conservation area and comprises attractive and varied housing stock. This popular location boasts a primary school, a butchers, store and two public houses and a church. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough. More extensive local facilities and amenities are available at nearby Syston.

ACCOMMODATION

Accessed via a period door with glazed fan light over, brass hardware and courtesy lighting.

ENTRANCE HALL

Karndean tiled flooring, all principal accommodation off, stairs to first floor, decorative Dentil coving to ceiling.

CLOAK ROOM

Low flush w.c., wash hand basin.

LIVING KITCHEN

Wide range of painted Shaker style base and drawer units with marble preparation surface over. Twin Belfast sink with Quooker tap, Everhot 100 series range cooker, with concealed extractor canopy over, integrated appliances to include a dishwasher, larder fridge, separate freezer, wine cooler, bins and a butler's pantry. An island with marble preparation surface and ample storage beneath with pendant lighting over encourages the casual dining experiences. There is ample space for living and dining with feature sandstone fireplace and hearth housing multi fuel burner, perfect for those family get together and long winter evenings, the bay window provides an abundance of light and views to the front elevation, limestone flooring and traditional style radiators.

UTILITY ROOM

Wide range of painted shaker style base and drawer units with marble preparation surface over. Belfast sink, integrated washer and separate dryer, ample storage.

LOUNGE

Decorative plaster work to ceiling, coved cornice, marble fireplace with slate hearth housing multi fuel burner, Antico flooring, vertical radiator, window to front elevation.

SITTING ROOM

Antico flooring, window seat, wall lighting, glazed double doors with glazing over, coved cornice to ceiling, doors through to:

GARDEN ROOM

Part brick construction with pitched glazed roof, door opening out onto the garden

FAMILY ROOM

OFFICE

STAIRS TO:

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM SUITE

Feature original fireplace with timber painted surround, cast iron insert with Victorian tile insert, coved cornice to ceiling, wall lighting.

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with rainwater shower head and separate handheld attachment, period style wash hand basin, low flush w.c., heated towel rail, tiling to dado height, obscure glazed window to side elevation.

DRESSING AREA

BEDROOM TWO

Coved cornice to ceiling.

BEDROOM THREE

Coved cornice to ceiling, timber fire surround.

FAMILY BATHROOM

Well appointed with free standing tub, freestanding floor mounted taps with contemporary faucet and hand held attachment, wall mounted walnut vanity unit with milk glass surface with moulded sink, marble tiled floor with underfloor heating, marble tile surround, wall mounted chrome towel rail, recessed spots to ceiling.

STAIRS TO:

COACH HOUSE

Accessed via a separate staircase.

BEDROOM FOUR

Glazed double doors opening onto a Juliet balcony, Velux window, window to side elevation



EN-SUITE SHOWER ROOM

recently refitted and comprising double walk in shower enclosure with glazed screen and fixed rain water head, wall mounted vanity with wash hand basin and back to wall w.c., tiled floor with underfloor heating, wall mounted heated towel rail.

GARAGE

Double garage of brick construction with pitched slate roof, power and light along with external courtesy lighting, two doors, one manual, one electric, courtesy door to side elevation.

GARDEN

To the front of the property the boundary is depicted by a brick built wall with mounted wrought iron railings and wrought iron gate, internally flanked with established shrubs providing a degree of privacy.

To the rear of the property the garden offers a high degree of maturity. The boundary is depicted by a close boarded fence and flanked with established planting to include specimen shrubs and trees. A large expanse of lawn provides for ease of maintenance and year round interest. There is a generous patio area ideal for outdoor entertaining and al-fresco dining. and has capacity to accommodate the largest of gatherings.

Particulars prepared May 2025

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

naylorsestateagents.com

01858 45 00 20

Make the move

