



## MAIN STREET

Queniborough, Leicestershire. LE7 3DA

**Aston & Co**  
*Exclusive Homes*

## INTRODUCTION

86 Main Street Queniborough is a charming 18th century cottage in the very heart of the highly sought-after North Leicestershire village of Queniborough in the Charnwood district of the county.

Steeped in history and full of charm and character, this absolutely delightful family home offering approx. 195 m2 of internal floorspace over 2 floors has been in the same family for almost 60 years.

The present owner bought the property as two separate cottages and lovingly converted them into the beautiful spacious home on offer today.

Grade II listed in approx. 1966 for its historic and architectural significance, the property benefits from Gas Central Heating fired by a Worcester Bosch boiler and some double glazing to the rear.

More alterations to properties with a Grade II listing or in a conservation area are permitted than many people may realise providing that, planning permission or Listed Building Consent is obtained from the local planning department before any work starts. An understanding of the importance of retaining the character of the property would be needed and we would recommend that interested parties make contact with the Charnwood Council.

To the rear of the property stands a separate building thought to date back to circa 1430 and is of historical significance in its own right.

The Ground floor comprises a useful workshop opening in to 2 garages with double doors that open into the gravelled courtyard.

A flight of stairs rises to a large open plan room that has been used by the present owner as an office space providing an ideal opportunity for anyone wanting to run a business from home.









## THE ACCOMMODATION

The main house is entered through a timber door into a spacious reception hall with a window overlooking the large gravelled courtyard and the rear garden beyond. A staircase rises to the first floor and doors lead off to the ground floor accommodation.

The lounge lies to the front, with dual aspect windows to the front and side, a separate dining room also to the front has ample space for a family dining table and furniture. Another reception room currently used as a family room has a Double Glazed French door providing views of the garden and access to the courtyard.

The kitchen has been fitted with a range of base and wall units with butcher's block worktops and has doors leading into the : Utility room which houses the central heating boiler, has space for white goods and a door onto the patio ; and the snug / breakfast room overlooking the front.

A downstairs w.c off the hall completes the ground floor accommodation.

Upstairs the landing which is on 2 levels and having ample storage space, runs across the width of the house and provides access to the first floor accommodation.

The 3 main bedrooms overlook the front with the master having a range of fitted wardrobes. A smaller single bedroom has views of the rear garden and is currently used as a study.

There is a bathroom at both ends of the landing both comprising a bath, one with a shower attachment over, a sink and a toilet. A small wet room / shower off the landing completes the first floor accommodation.

## OUTSIDE

**The gardens are a very nice feature of the property with a five bar gate giving access to a side driveway leading to an extensive gravelled**

gravelled area providing parking for several vehicles and access to the large double garage. The garage, workshop/storage facility and office space above is of historical interest in its own right thought to significantly pre-date the main house.

Beyond the parking area, there is a well maintained shaped lawn with well-stocked mature borders with shrubs and trees providing a high degree of privacy from neighbouring properties.

### THE AREA

Queniborough is a truly charming and highly desirable North Leicestershire village in the Charnwood district of the county. Despite its increase in size and population over recent years, it has retained the feel of a small semi-rural community.

Built around a traditional village Main Street with a charming mix of properties, many of them ivy clad or having thatched roofs and dating between the 16th and 20th centuries, Queniborough benefits from a highly regarded primary school, a post office and general store, a newsagent, hairdressing salon and a traditional butcher.

There are 2 well-regarded pubs sitting side by side on Main Street, both well known locally for their atmosphere, cuisine & selection of ales.

Dating back in part to the 13th century and thought to have one of the finest spires in the county, St. Mary's parish church sits on the eastern fringe of the village. Day to day amenities, secondary schooling and leisure facilities can be found in the neighbouring town of Syston.

Queniborough remains popular today with local buyers and those from further afield due in part to the ease of access to Leicester, Nottingham, Melton & Loughborough. The local railway station that allows travel to London St. Pancras in approx. 90 mins and the nearby A46 which allows access to the motorway network.

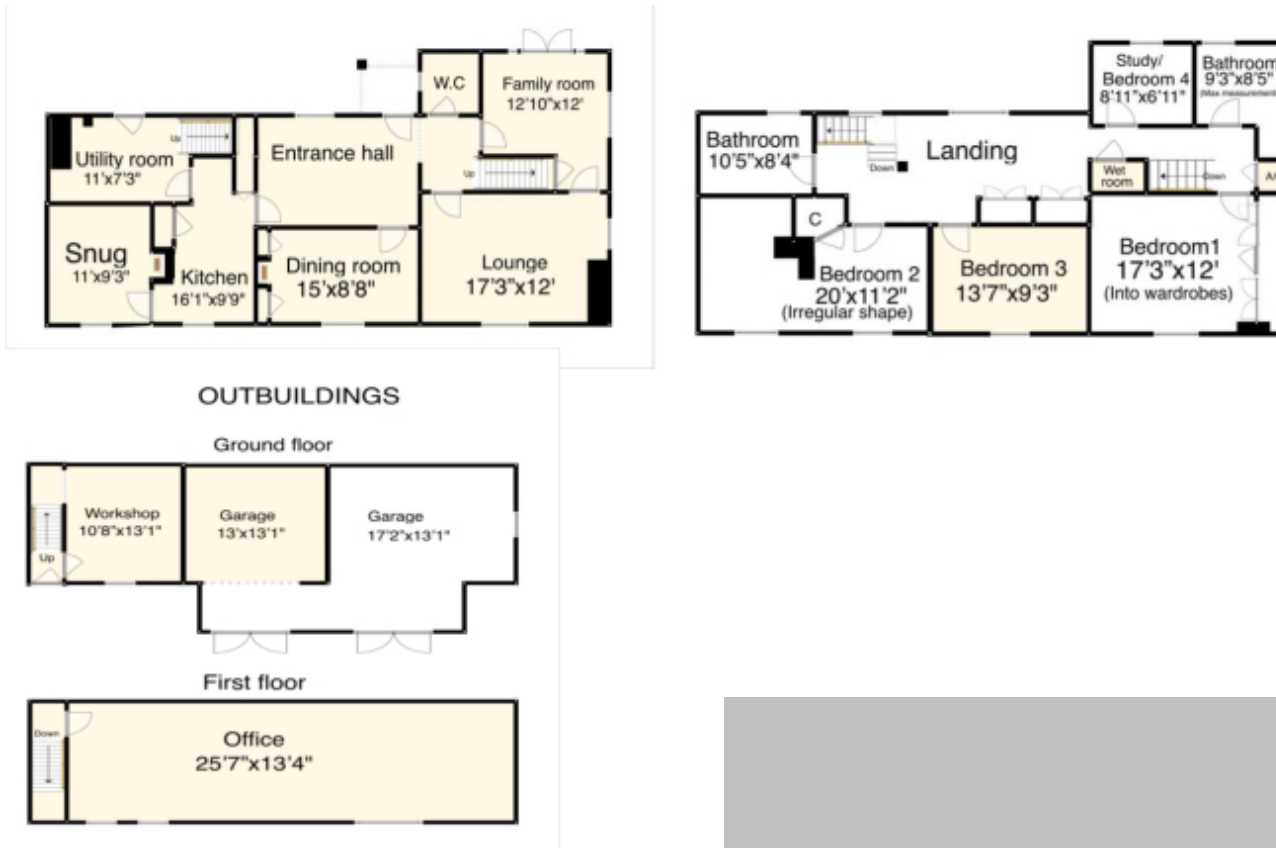
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## Floorplans

For identification purposes only.



## Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band G

Local Authority Charnwood

EPC rating Exempt



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### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.