

Aston & Co

ESTATE & LETTING AGENTS

FOR SALE
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01162 607788

1a New Street

Queniborough, Leicestershire, LE7 3FS

£290,000



NO UPWARD CHAIN Set in the popular village of Queniborough, this deceptively spacious detached bungalow is must view for potential buyers. The accommodation briefly consists of, entrance hall, a spacious lounge-diner, conservatory, kitchen, two double bedrooms and a bathroom. The property also benefits from, gas central heating, upvc double glazing, front and rear gardens, garage and parking. Viewing is strictly by appointment only.

- Deceptively Spacious Detached Bungalow
- Village Location
- Two Double Bedrooms
- Lounge-Diner & Conservatory
- Front & Rear Gardens
- Garage & Parking
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band C
- No Upward Chain



Location

The property is located in the picturesque Conservation village of Queniborough, Known for its unspoilt village centre and period cottages. The village itself offers a local primary school, parish church, two public houses, a village store/post office and butchers with a wider range of local amenities found at nearby Syston including a railway station .Queniborough is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough.

The Property

The property is entered via a double glazed door leading into.

Entrance Hall

10'8" x 4'3" (3.26 x 1.30)

(maximum measurements) With loft hatch, cupboard housing the boiler, store room and provides access to the following.

Lounge Diner

11'1" x 14'11" (3.40 x 4.55)

With gas fire, brick surround, patio door leading to the conservatory and door to the kitchen.

Kitchen

7'8" x 9'3" (2.34 x 2.82)

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit and plumbing for a washing machine.

Conservatory

9'4" x 18'4" (2.87 x 5.6)

With french doors leading on to the rear garden.

Bedroom One

10'11" x 11'5" (3.35 x 3.49)

With half bay window to the front and fitted wardrobes.

Bedroom Two

9'2" x 7'8" (2.80 x 2.36)

With window to the front.

Bathroom

6'2" x 7'6" (1.90 x 2.30)

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Outside

To the front of the property is lawned garden with walled boundary and tarmac driveway leading to the property and garage. To the rear is a manageable garden with patio and lawned areas with planted borders and fenced boundaries.

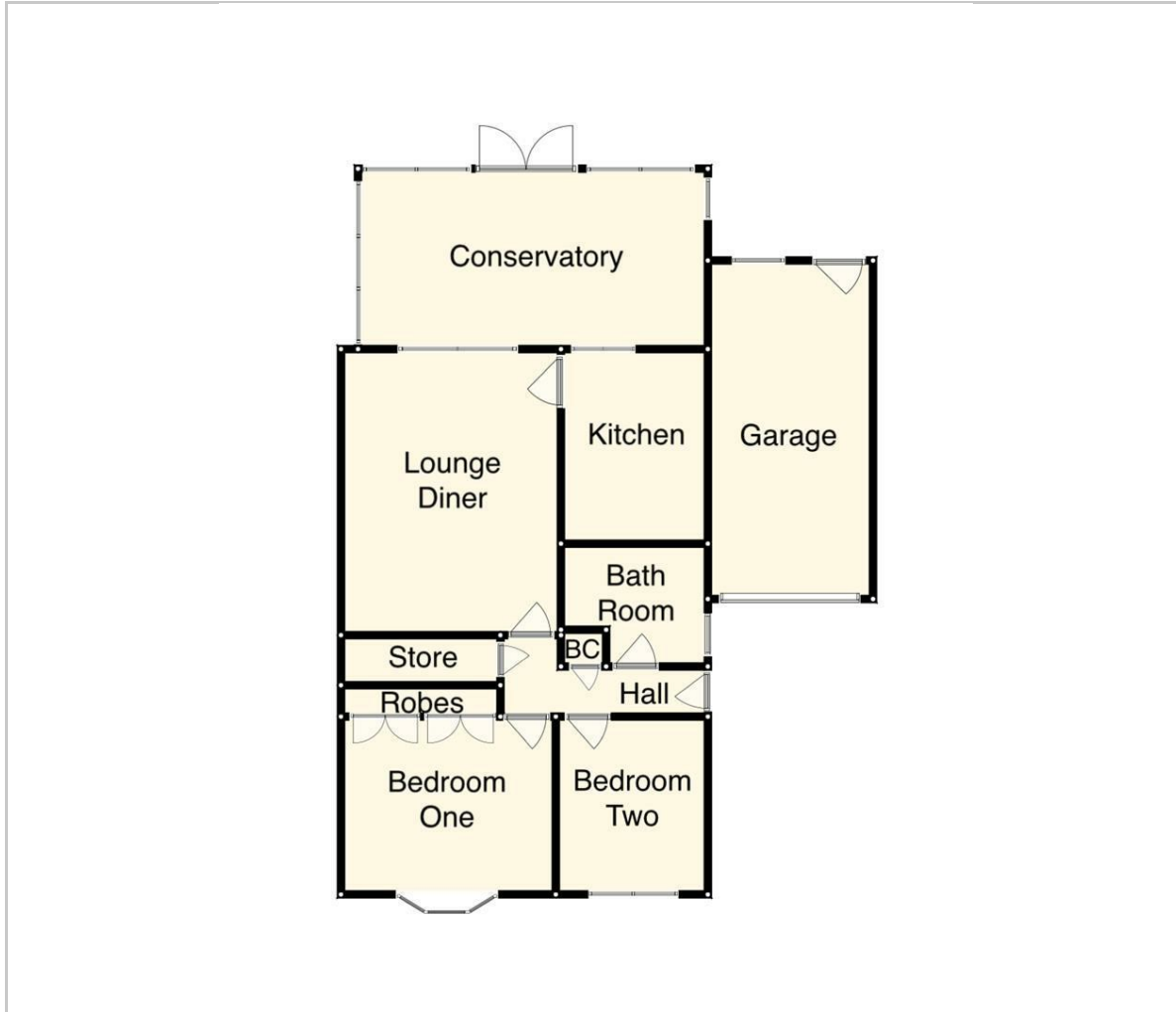
Garage

17'8" x 8'5" (5.40 x 2.59)

With up and over door, power, light and personnel door leading to the rear.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

