

**FOR SALE**  
**Aston & Co**  
ESTATE & LETTING AGENTS  
**01162 607788**

40 Main Street  
Queniborough, Leicester, LE7 3DA  
**£160,000**



We are acting in the sale of the above property and have received an offer of £152,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

The Energy Performance Certificate Rating is C.

Set in the sought after village of Queniborough this grade 2 listed, thatched cottage boasts a wealth of original features and really must be viewed to be fully appreciated. The accommodation briefly consists of, lounge, rear hall, kitchen, two good size bedrooms and a bathroom. The property also benefits from gas central heating and a courtyard garden. Viewings are strictly by appointment only.

- Grade 2 Listed Thatched Cottage
- Sought After Village Location
- Two Good Size Bedrooms
- Courtyard Garden
- Gas Central Heating
- No Upwards Chain
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band D



## 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 hardwood door leading into.

## Lounge

10'5" x 11'6" (3.20 x 3.51)

With beamed ceiling, window to the front, laminate wood flooring, log burner with feature surround, built in dresser and display cabinet.

## Rear Hall

5'4" x 11'6" (1.65 x 3.51)

With stairs to the first floor, beamed ceiling, storage cupboard housing the boiler and latch door leading to the rear garden

## Kitchen

6'1" x 4'4" (1.86 x 1.34 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven and hob and a sink and drainer unit.

## Bedroom One

11'3" x 8'4" (3.43 x 2.56)

With window to the rear.

## Bedroom Two

7'10" x 11'5" (2.39 x 3.50)

With window to the front and loft hatch.

## Bathroom

8'3" x 5'10" (2.52 x 1.80)

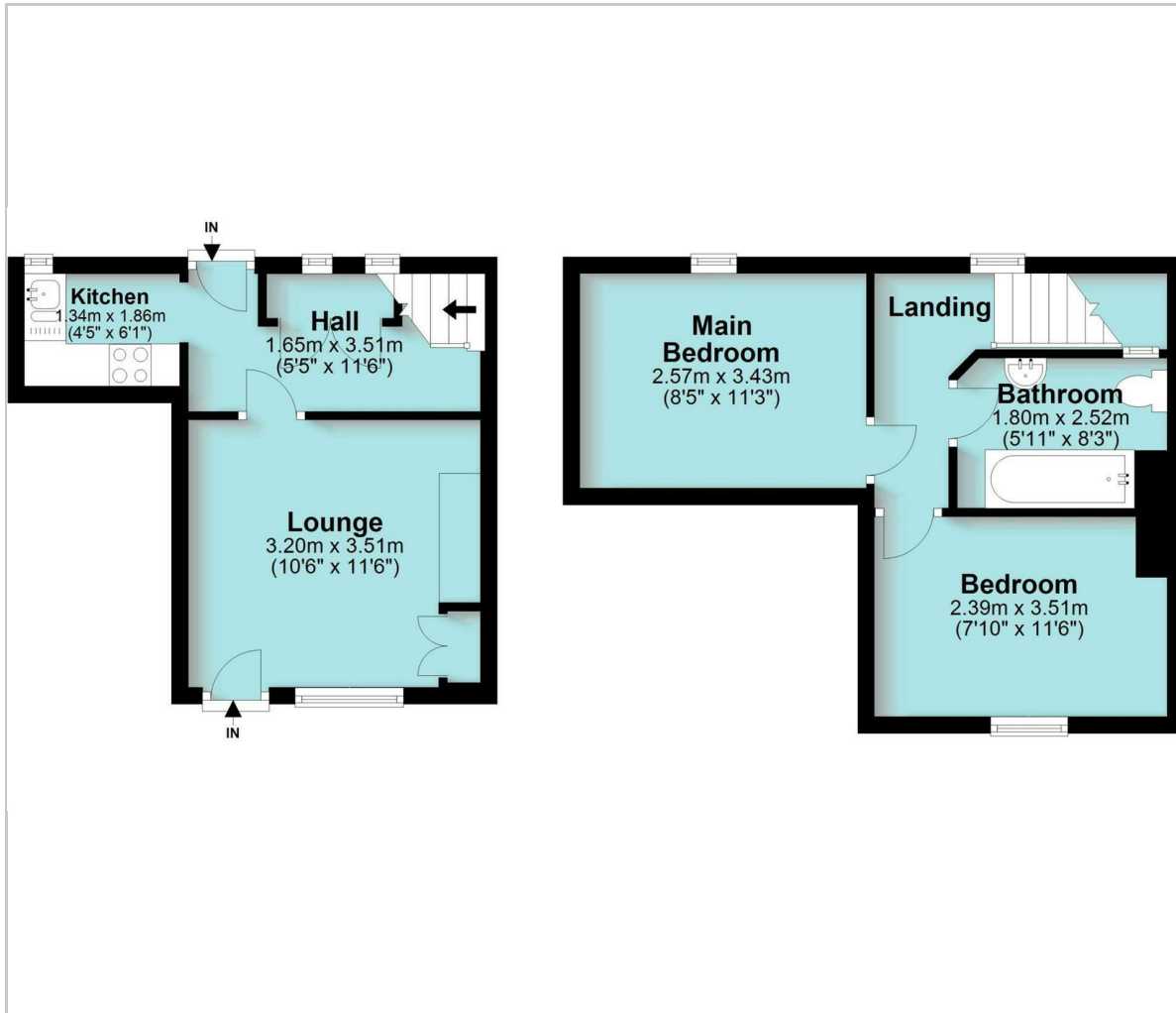
Fitted with a three piece suite comprising low level wc, pedestal basin and a bath.

## Outside

To the rear of the property is a courtyard garden with two brick stores.



## 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

