



38 Marsden Avenue
Queniborough, Leicester, LE7 3FL
£230,000



A Must View To Appreciate The Space On Offer! Aston & Co are delighted to offer to the market this immaculately presented and deceptively spacious two bedroom town house set in the ever popular Queniborough. Offering a turn key move in an idyllic village this property is ideal for first time buyers, investors and downsizers alike. Inside, the property briefly comprises; spacious entrance hall, wc, lounge, kitchen and a conservatory to the ground floor. The first floor offers two bedrooms, shower room and a generous sized landing which is being utilised as a home office. The property also benefits from two off road parking spaces, rear garden, gas central heating and uPVC double glazing.

- Immaculately Presented
- Two Bedroom
- Town House
- Popular Village Location
- Off Road Parking For Two Vehicles
- Downstairs WC
- Conservatory
- EPC Rating C / Council Tax Band B / Freehold



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 composite door leading into.

Entrance Hall

With ample storage under the stairs, space for a desk and provides access to the following.

WC

5'8" x .308'4" (1.73 x .94)

(maximum measurements) With low level wc, vanity unit and basin, extractor fan and radiator.

Lounge

9'4" x 10'11" (2.859 x 3.343)

(maximum measurements) Currently houses the dining table and leads into the conservatory.

Kitchen

10'8" x 5'8" (3.275 x 1.750)

(maximum measurements) Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit and two uPVC double glazed windows to the rear aspect.

Conservatory

11'9" x 8'9" (3.600 x 2.680)

With power, light and provides access to the rear garden via the uPVC double glazed French doors.

The First Floor Landing

Spacious landing which is also being utilised as a home office. The landing offers loft access and provides access to the following.

Bedroom One

13'8" x 9'8" (4.180 x 2.958)

(maximum measurements) Double bedroom with two uPVC double glazed windows to the rear aspect.

Bedroom Two

10'8" x 5'8" (3.275 x 1.750)

(maximum measurements) With uPVC double glazed window to the rear aspect.

Shower Room

10'7" x 5'9" (3.23 x 1.76)

(maximum measurements) Fitted with a three piece suite comprising walk in shower, pedestal basin and wc. The shower room also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the front aspect.

Outside

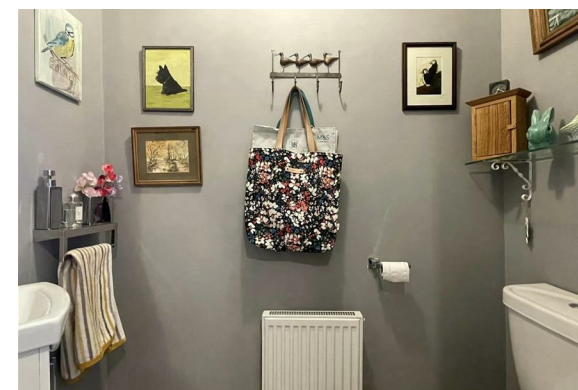
To the rear of the property is a low maintenance garden with paved patio area and side gate which in turn leads to two off road parking spots and leads round to the front of the property.

Services

The property has mains gas, water and electric.

Internet - Superfast see Ofcom checker for more details.

Mobile - EE, Three, 02 & Vodafone, see Ofcom checker for more details.



Floor Plan



Viewing

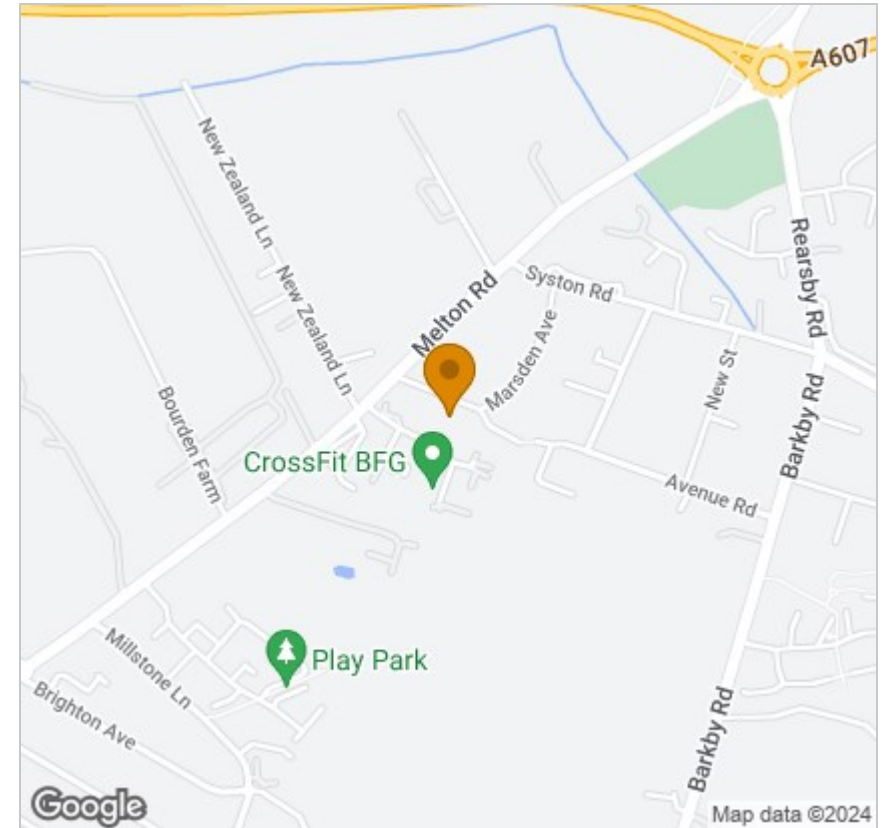
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

