

# Aston & Co

ESTATE & LETTING AGENTS



1 Watchcrete Avenue

Queniborough, Queniborough, LE7 3FY

£350,000





Aston & Co are delighted to offer to the market this immaculately presented, extended detached bungalow, set on a corner plot in the popular village of Queniborough. The accommodation briefly consists of, entrance hall, lounge, conservatory, open plan kitchen diner, sung/potential third bedroom, family bathroom, two double bedrooms with the master benefitting from an en-suite shower room. The property also benefits from upvc double glazing, gas central heating, off road parking to the front & rear of the property, garage, utility room and two gardens. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Detached Bungalow
- Corner Plot Within Popular Village
- 2/3 Bedrooms
- Master Bedroom With En-suite
- Two Reception Rooms & Conservatory
- Garage, utility & Off Road Parking
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band C





## 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 composite door leading into.

## Entrance Hall

With laminate wood flooring and provides access to the following.

## Lounge

14'8" x 12'2" (4.48 x 3.72 )

(maximum measurements) With laminate wood flooring & gas fire with feature surround.

## Kitchen-Diner

11'10" x 22'4" (3.63 x 6.82)

(maximum measurements) Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks, The kitchen-diner also benefits from a fitted oven, hob and extractor, sink and drainer unit and recessed spotlighting.

## Conservatory

5'9" x 28'4" (1.76 x 8.64 )

Suitable for all year use with gas central heating, wall lighting and french doors leading on to the garden.

## Snug/Potential Bedroom

11'1" x 9'0" (3.38 x 2.76 )

With laminate wood flooring and french doors leading onto the garden.

## Bedroom One

12'11" x 9'7" (3.95 x 2.93)

With built in wardrobe and door to the en-suite.

## En-suite

6'6" x 4'9" (2.00 x 1.46)

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk in shower.

## Bedroom Two

10'1" x 11'6" (3.09 x 3.51 )

## Bathroom

15'1" x 4'90 (4.60m x 149.35m )

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

## Outside

The property sits on a generous corner plot and benefits from off road parking to the front and the rear along with two private gardens located to the left and right the property.

## Garage

23'1 x 9'1 (7.04m x 2.77m)

With up and over door, power light and doors leading to the utility and kitchen-diner.

## Utility Room

19'4" x 3'9" (5.9 x 9.7 )

With sink and drainer unit, plumbing for a washing machine and further appliance space.

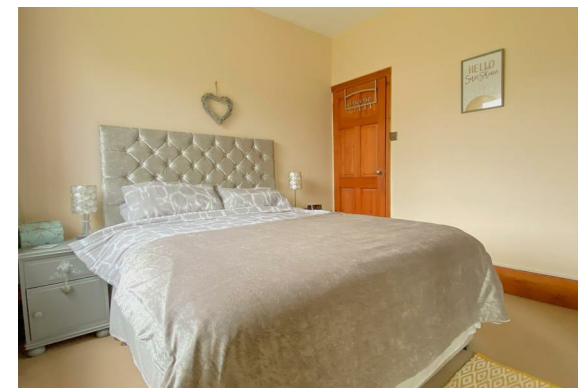
## Services

The property benefits from mains, gas, water electric & drainage.

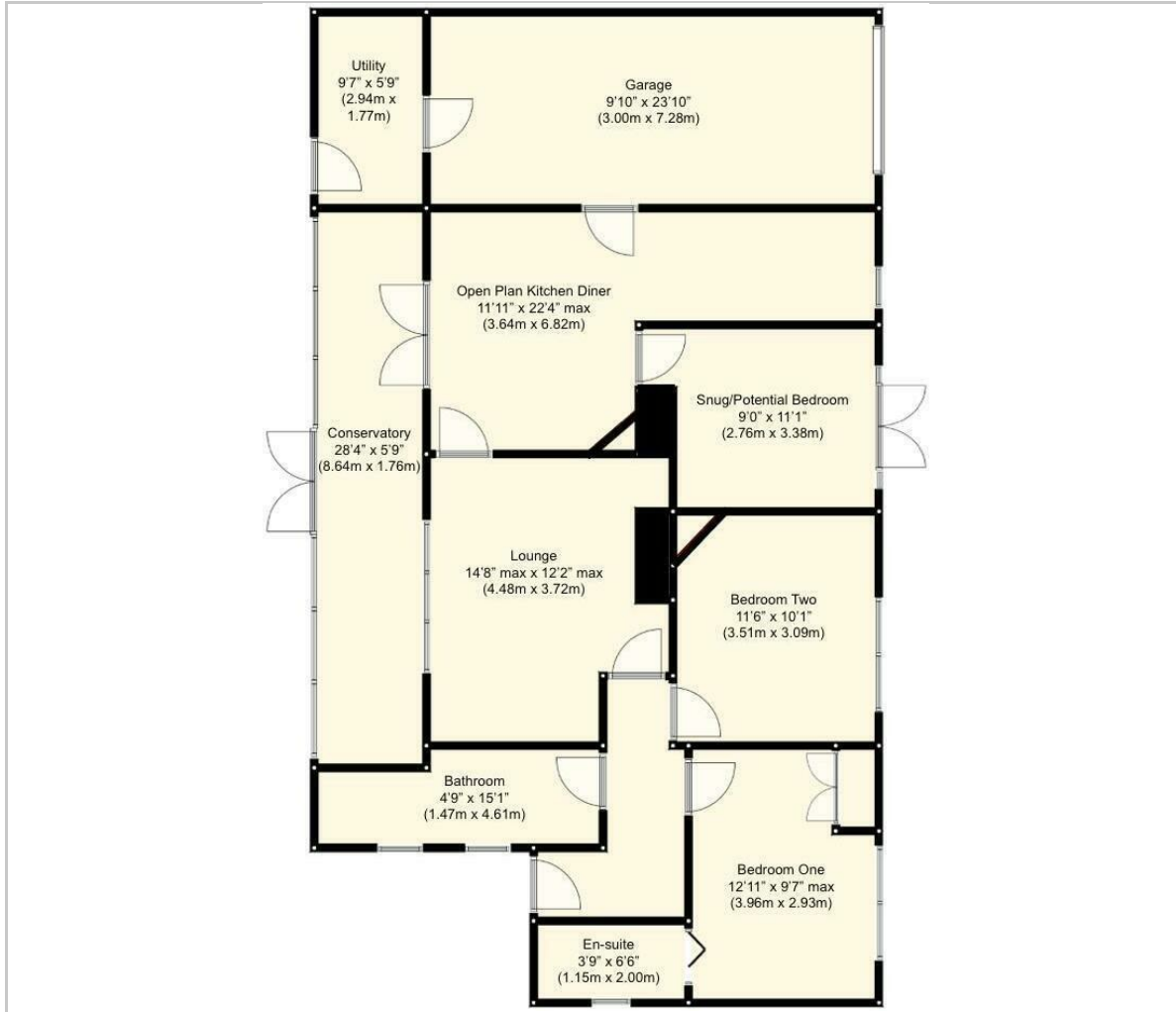
The boiler is gas fired.

Internet-Standard & Superfast only- see Ofcom checker for more details

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## 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

