



1503 Melton Road

Queniborough, Leicester, LE7 3FP

£425,000



SPACIOUS FAMILY HOME, GENEROUS PLOT, OPEN PLAN LIVING-KITCHEN-DINER! Aston and co are delighted to offer to the market this spacious family home set in the ever popular village of Queniborough. The accommodation briefly consists of, entrance hall, wc, lounge and a fabulous open plan living-kitchen-diner to the ground floor. To the first floor are four good size bedrooms and a family bathroom. The property also benefits from, upvc double glazing, gas central heating, garage and off road parking for several vehicles. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Spacious Family Home
- Generous Plot with Further Scope to Extend
- Open Plan Living-Kitchen-Diner & Lounge
- Four Good Size Bedrooms
- Garage & Parking Several Vehicles Ideal for Motorhome or Caravan
- Upvc Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating D, 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 composite door leading into.

Entrance Hall

14'7" x 10'6" (4.45 x 3.22)

(maximum measurements) With stairs to the first floor, tiled flooring, porthole window and provides access to the following.

Lounge

12'0" x 15'7" (3.66 x 4.77)

With window to the front, oak flooring, coved ceiling and log burner.

WC/Utility

7'3" x 6'1" (2.23 x 1.87)

With window to the side, oak flooring, cupboard housing the washing machine, low level wc and wall mounted basin.

Living-Kitchen-Diner

22'5" x 21'10" (6.85 x 6.67)

(maximum measurements) Very much the heart of this home and perfect for entertaining. Benefiting from a fully fitted kitchen with range cooker, island with Belfast sink and butchers block work tops. A spacious dining area and a full width lounge flooded with light from bi-fold doors, a velux window and two feature windows.

The First Floor Landing

With window to the side and provides access to the following.

Bedroom One

12'0" x 14'11" (3.67 x 4.57)

With window to the rear, coved ceiling and laminate wood flooring.

Bedroom Two

12'1" x 12'7" (3.69 x 3.86)

With window to the front and laminate wood flooring.

Bedroom Three

11'2" x 10'7" (3.42 x 3.24)

(maximum measurements) With window to the rear, coved ceiling and laminate wood flooring.

Bedroom Four

8'6" x 10'9" (2.60 x 3.29)

(maximum measurements)With window to the front and laminate wood flooring.

Bathroom

7'4" x 5'11" (2.24 x 1.82)

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

Outside

The property is set back from the road and has a large gravelled frontage providing off road parking for several vehicles and would be ideal for a caravan or motorhome. The drive then leads to the property, garage and gated access to the rear.

To the rear is the garden with patio and fire pit, raised deck, well stocked planters, walled and fenced boundaries with the remainder laid to lawn.



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

