



81 Glebe Road
Queniborough, Queniborough, LE7 3FH
£530,000



Immaculately presented, deceptively spacious, detached bungalow with a self-contained Annex set in a quiet cul de sac in the desirable village of Queniborough. The property offers a versatile and luxurious living space comprising, entrance hall, lounge, dining room, dining kitchen, shower room, wc, and two bedrooms. The annex consists of a bedroom, shower room, lounge, dining area and a kitchen. The property also benefits from upvc double glazing, gas central heating, car port, off road parking, a generous rear garden and a timber garden building with bar, work space, gym and two stores. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Detached Bungalow
- Self Contained Annex
- Village Location
- Lounge, Kitchen-Diner & Dining Room
- 19ft Master Bedroom
- Generous Plot
- Viewing Essential
- EPC Rating 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.

Draft Details Awaiting Vendor Approval

The Property

The property is entered via a double glazed composite door leading in to.

Entrance Hall

18'4" x 8'2" (5.61 x 2.49)

(maximum measurements) With oak flooring and provides access to the following.

Dining-Kitchen

12'11" x 17'8" (3.94 x 5.39)

(maximum measurements) Fitted with a range of floor and wall mounted units with granite work tops. The kitchen also benefits from an inset sink, two ovens, grill, hob, extractor, steam microwave, coffee machine and plumbing for a washing machine and dish washer, oak flooring, recessed spotlighting and sliding doors leading on to the garden.

Lounge

11'5" x 19'10" (3.48 x 6.07)

(maximum measurements) With log burner, oak flooring and window to the side aspect.

Dining Room

10'9" x 12'7" (3.28 x 3.86)

With oak flooring, roof lantern, recessed spotlighting and french doors leading on to the garden.

Bedroom One

19'9" x 14'0" (6.04 x 4.27)

(maximum measurements) Originally two bedrooms which have been knocked through to create a luxury bedroom with fitted wardrobes.

Shower Room

8'3" x 5'6" (2.54 x 1.68)

Fitted with a three piece suite comprising, low level wc, wall mounted basin and walk-in shower.

Bedroom Two

9'10" x 13'6" (3.02 x 4.14)

(maximum measurements)

WC

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

Annex

Kitchen-Diner

16'10" x 10'6" (5.15 x 3.22)

(maximum measurements) 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, hob and extractor and a sink and drier unit.

Lounge

9'6" x 12'0" (2.92 x 3.68)

(maximum measurements) With door to the front, coved ceiling and french doors leading on to the garden.

Wet Room

7'1" x 6'11" (2.16 x 2.11)

Fitted with a wall mounted basin, low level wc and shower.

Outside

To the front of the property is a lawned garden with fenced boundaries, a low maintenance drive way with car port, gated access to the rear and entrance to the annex.

To the rear is a generous, mature garden with decked patio and man cave with the remainder laid to lawn.

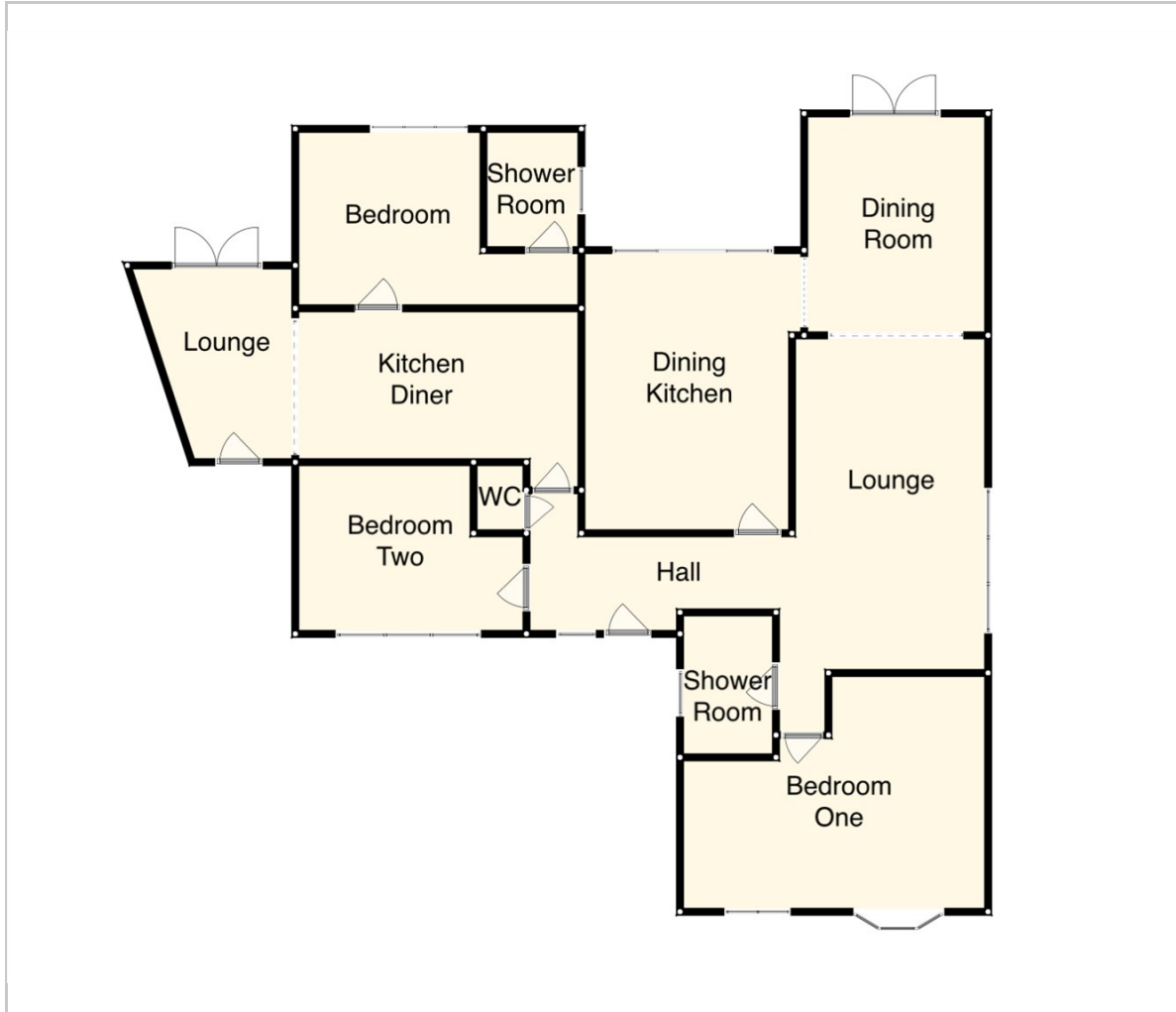
Note To Buyers

The bungalow is council tax band D is currently £1973.28 per annum.

The annex is rated band A is currently £1315.52 per annum



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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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

