



3 Ervin Way
, Queniborough, LE7 3TT
£340,000



DETACHED FAMILY HOME WITH THE POTENTIAL TO EXTEND, NO UPWARD CHAIN!!!!

Aston & Co are delighted to offer to the market this well presented detached family home set on a mature plot in the ever popular village of Queniborough. The accommodation briefly consists of, entrance hall, downstairs wc, lounge, dining area, kitchen and conservatory to the ground floor. The first floor offers three bedrooms and a bathroom. The property also benefits from, upvc double glazing, gas central heating, garage, off road parking, front and rear gardens. Internal inspection is highly recommended and strictly by appointment only.

- Well Presented Detached Family Home
- Popular Village Location
- Lounge, Dining Area & Conservatory
- Three Bedrooms
- Garage & Parking
- Potential To Extend
- Front & Rear Gardens
- 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 set of upvc double glazed doors leading into.

Porch

2'7" x 5'1" (0.80 x 1.57)

With tiled flooring and composite door leading into.

Entrance Hall

14'5" x 5'10" (4.40 x 1.79)

With stairs to the first floor, oak flooring and provides access to the following.

WC

2'11" x 5'2" (0.90 x 1.58)

Fitted with a two piece suite comprising low level WC and vanity unit with basin.

Lounge

15'3" x 10'9" (4.65 x 3.30)

With window to the front, gas stove and feature fire place.

Dining Area

8'4" x 9'10" (2.56 x 3.00)

With upvc double glazed french doors leading onto the rear garden.

Kitchen

8'6" x 11'4" (2.60 x 3.46)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted ove, grill, hob and extractor, sink and drianer unit and plumbing for a washing machine and dishwasher.

Conservatory

8'1" x 9'3" (2.48 x 2.82)

Suitable for all round use, with power light and radiator.

The First Floor Landing

With window to the side, airing cupboard, loft hatch and provides access to the following.

Bedroom One

13'6" x 10'9" (4.12 x 3.30)

(maximum measurements) With window to the front and fitted wardrobes.

Bedroom Two

10'10" 8'5" (3.32 2.59)

With window to the rear and built in cupboard

Bedroom Three

8'0" x 7'1" (2.44 x 2.16)

With window to the front and over stairs cupboard.

Bathroom

5'6" x 7'8" (1.68 x 2.35)

Fitted with a three piece suite comprising, low level WC, vanity unit with mounted basin and bath with shower over.

Outside

To the front is a lawned garden and double driveway which in turn leads to the garage and the property.

To the rear and side is a mature well stocked garden with patio, greenhouse, shed and fenced boundaries with the remainder being laid to lawn.

Garage

15'11" x 8'2" (4.87 x 2.49)

With up and over door, power and light.

Services

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

Internet, standard, super and ultrafast, see ofcom checker for more details.

Mobile- see ofcom checker for further details.



Floor Plan



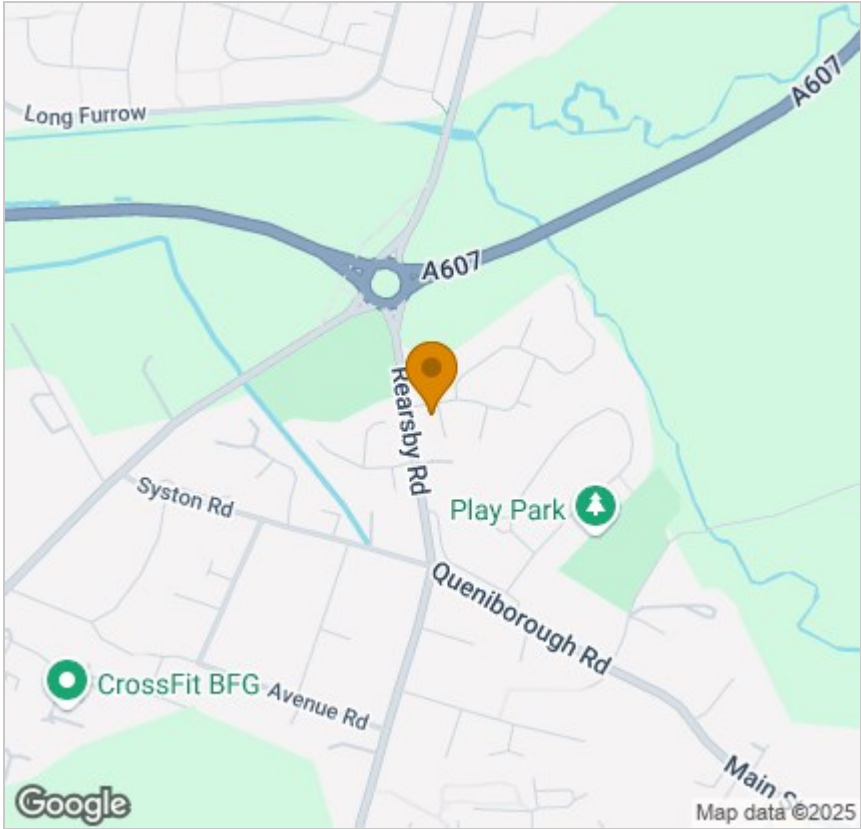
Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

