

Aston & Co

ESTATE & LETTING AGENTS



1 Ervin Way

Queniborough, Leicestershire, LE7 3TT

£330,000



Set on an established corner plot in the ever popular village of Queniborough this well presented, detached home has the potential to extend and really must be viewed to fully appreciate all it has to offer. The accommodation briefly consists of, entrance hall, a spacious lounge-diner, kitchen, shower room and a conservatory to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, off road parking and a garage. Viewing is strictly by appointment only.

- Detached Family Home Set on Mature Corner Plot
- Potential To Extend
- Breakfast Kitchen, Lounge-Diner & Conservatory
- Two Bathrooms
- Three Bedrooms
- Garage & Parking
- No Chain
- 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 upvc double glazed door leading into.

Entrance Hall

10'0" x 5'1" (3.07 x 1.55)

Providing access to the following.

Shower Room

3'8" x 10'0" (1.12 x 3.07)

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

Kitchen

11'3" x 12'0" (3.45 x 3.66)

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 range style cooker with stainless steel splash back and extractor, sink and drainer unit, plumbing for a washing machine and a dishwasher, integrated fridge freezer. pantry/store, tiled flooring and door leading to the side and rear.

Lounge-Diner

21'7" x 11'8" (6.58 x 3.56)

With coved ceiling, open fire with feature fire place. laminate wood flooring, patio door leading into the conservatory and french doors leading onto the garden.

Conservatory

7'1" x 10'5" (2.16 x 3.18)

Hardwood double glazed conservatory with brick base, tiled flooring and french doors leading onto the garden.

The First Floor Landing

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

Bedroom One

11'10" x 9'10" (3.61 x 3.00)

With window to the rear and fitted wardrobes.

Bedroom Two

8'5" x 11'6" (2.57 x 3.51)

With window to the rear and fitted wardrobe.

Bedroom Three

9'2" x 11'5" (2.80 x 3.48)

With window to the front and fitted wardrobes.

Bathroom

6'11" x 6'0" (2.11 x 1.85)

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

Outside

To the front of the property is a lawned garden and tarmac driveway which in turn leads to the property, garage and gated access to the side and rear.

To the rear and side of the property is a mature well stocked garden with patio area, garden shed and fenced boundaries.

Garage

16'4" x 8'2" (5.00 x 2.51)

With up and over door, power and light.

Services

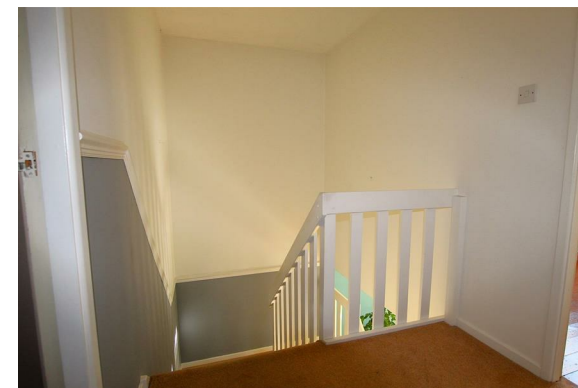
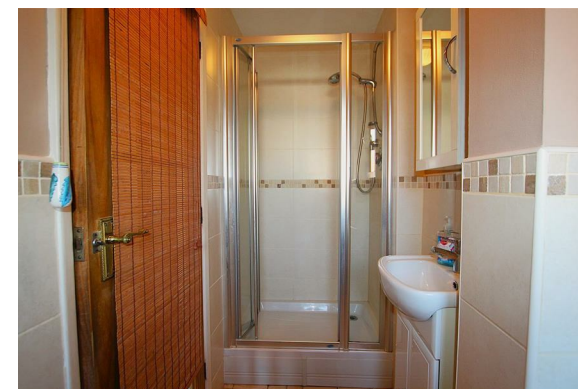
The property benefits from mains, gas, water, electric and drainage.

Internet-standard, ultra and superfast-see Ofcom checker for more details.

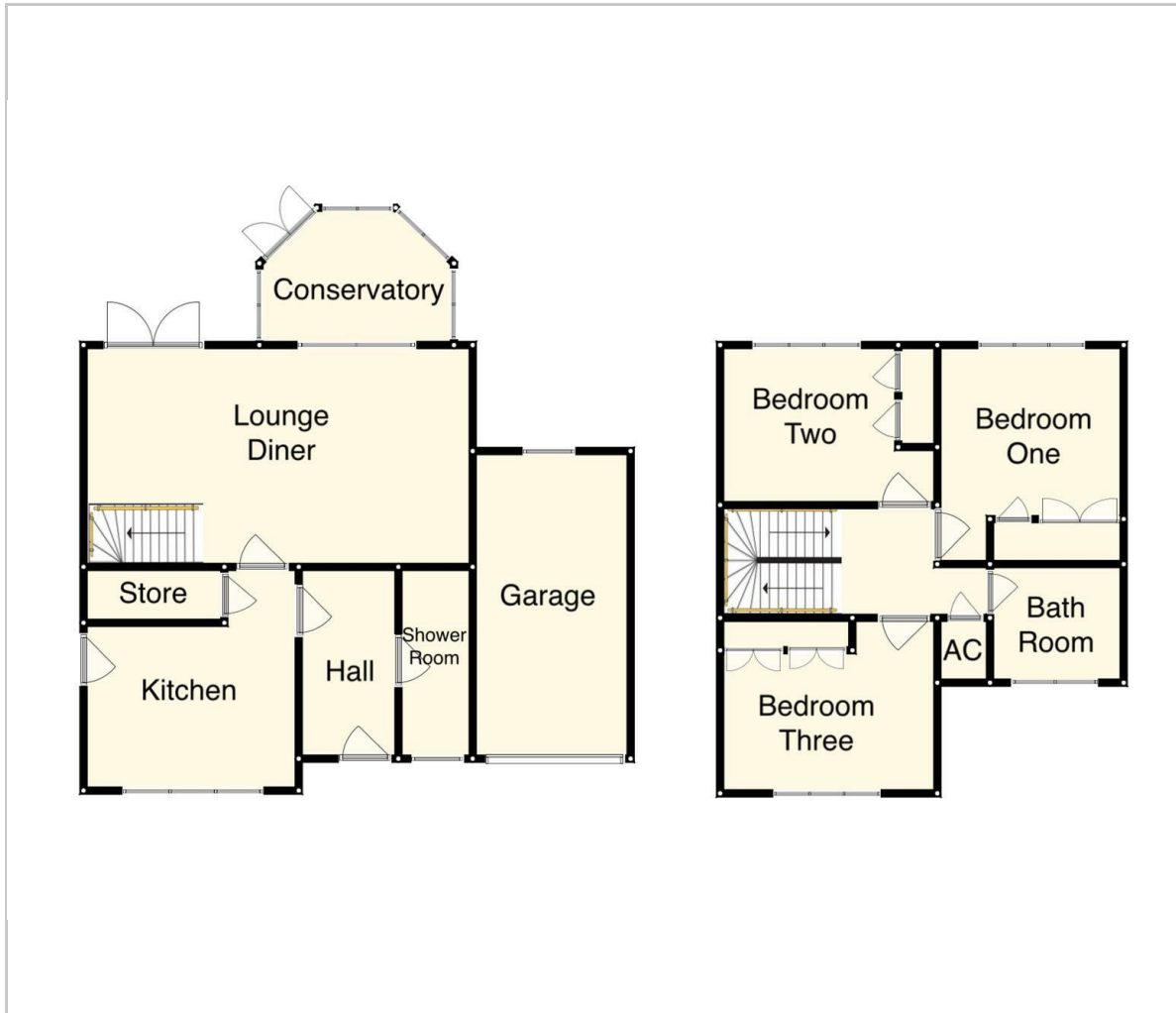
Mobile- see Ofcom checker for more details.

Note To Buyers

Please note the trees to the right hand side of the property are subject to tree preservation orders.



Floor Plan



Viewing

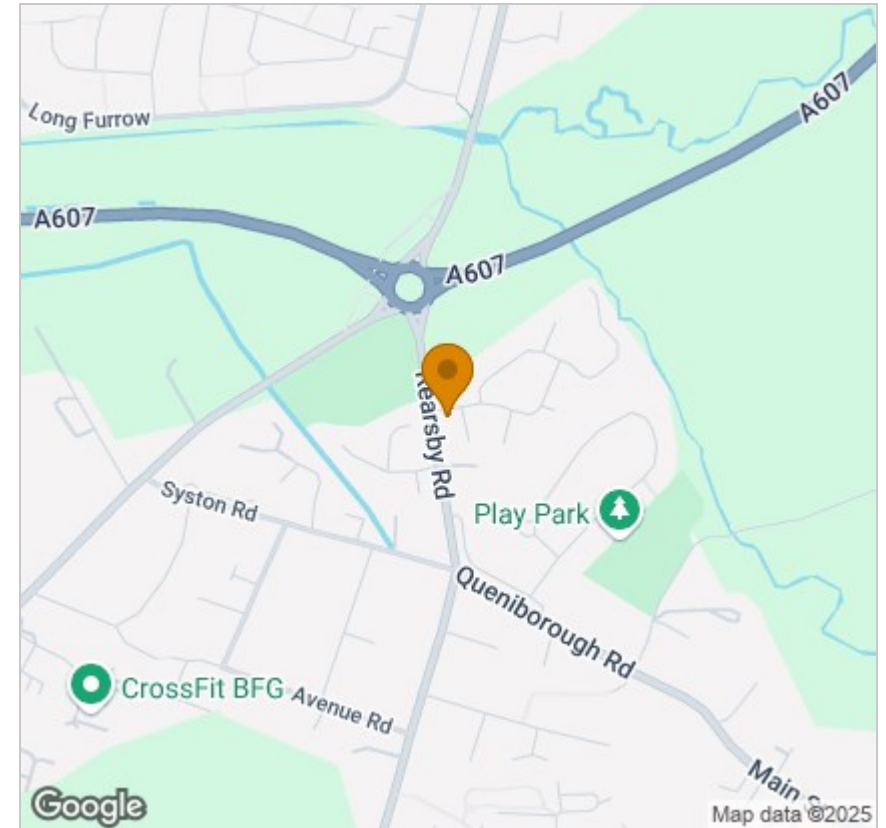
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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

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Area Map



Energy Efficiency Graph

