

Aston & Co

ESTATE & LETTING AGENTS



41 The Ringway

Queniborough, Queniborough, LE7 3DN

£315,000



IMMACULATELY PRESENTED FAMILY HOME, VILLAGE LOCATION, MUST VIEW PROPERTY!

Set in the popular village of Queniborough this immaculately presented home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, a spacious lounge-diner, kitchen, utility area, WC and a store to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating with a replacement boiler installed in Dec 2023, off road parking for two vehicles and a generous rear garden backing onto playing fields. Viewing is strictly by appointment only.

- Immaculately Presented Family Home
- Popular Village Location With Playing Fields To The Rear
- Lounge-Diner, Kitchen, Utility & WC
- Three Bedrooms & Family Bathroom
- Off Road Parking & Workshop
- Low Maintenance Rear Garden
- Viewing Essential
- EPC Rating TBC, 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 upvc door leading into.

Entrance Hall

10'5" x 5'10" (3.19 x 1.80)

With stairs to the first floor, storage cupboard, laminate wood flooring and provides access to the following.

Lounge-Diner

11'4" x 26'4" (3.46 x 8.04)

With bay window to the front, laminate wood flooring, feature fire place with log burner, half paneled wall and double glazed patio doors leading onto the rear garden.

Kitchen

8'10" x 10'1" (2.71 x 3.08)

Fitted with a range of floor and wall mounted units with roll top worksurfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and dishwasher, laminate wood flooring and door leading into the utility area.

Utility Area

6'0" x 19'0" (1.84 x 5.80)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs, laminate wood flooring, half paneled wall, recessed spotlighting and doors leading to the store, WC and the rear garden.

WC

4'1" x 2'9" (1.25 x 0.85)

With half tiled walls, low level wc and basin.

The First Floor Landing

7'10" x 5'10" (2.41 x 1.78)

Provides access to the following.

Bedroom One

9'6" x 13'11" (2.91 x 4.26)

With bay window to the front and paneled wall.

Bedroom Two

10'8" x 12'1" (3.26 x 3.70)

Bedroom Three

7'11" x 6'11" (2.43 x 2.13)

Bathroom

7'2" x 6'1" (2.19 x 1.86)

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

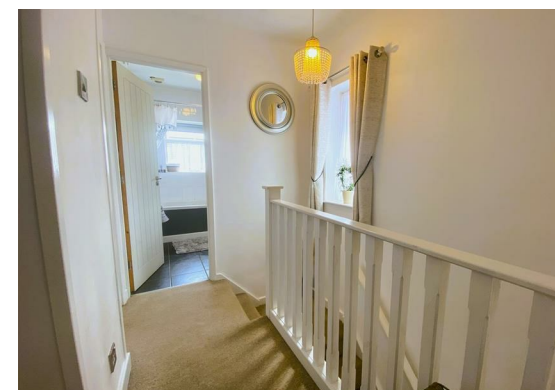
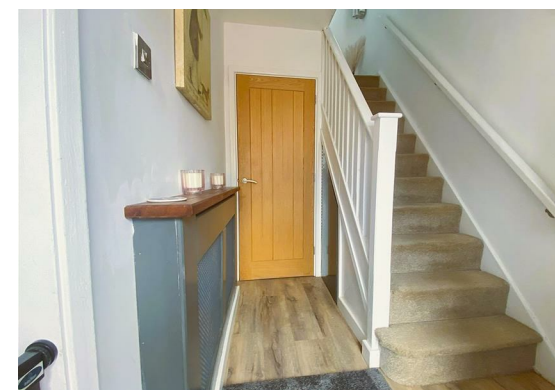
Outside

To the front is block paved drive way providing car standing which in turn leads to the property and the store.

To the rear is a generous garden with patio area, raised deck, planted borders, fenced boundaries, artificial lawn, workshop and summer house.

Service

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



Floor Plan



Viewing

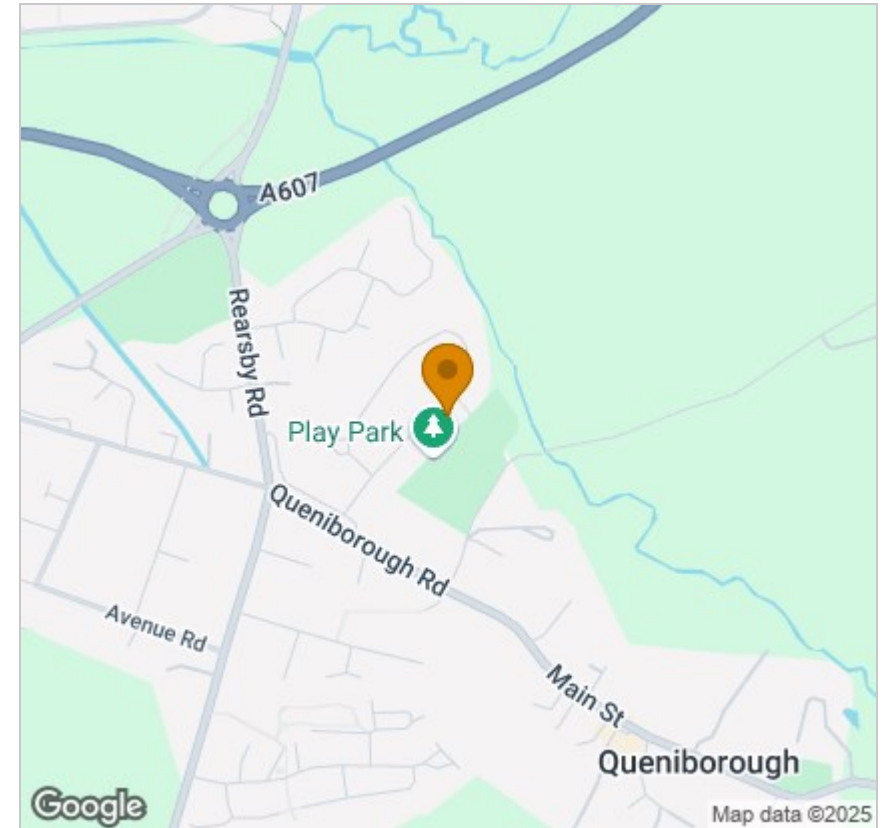
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

4 High Street Syston, Leicester, LE7 1GP

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	