



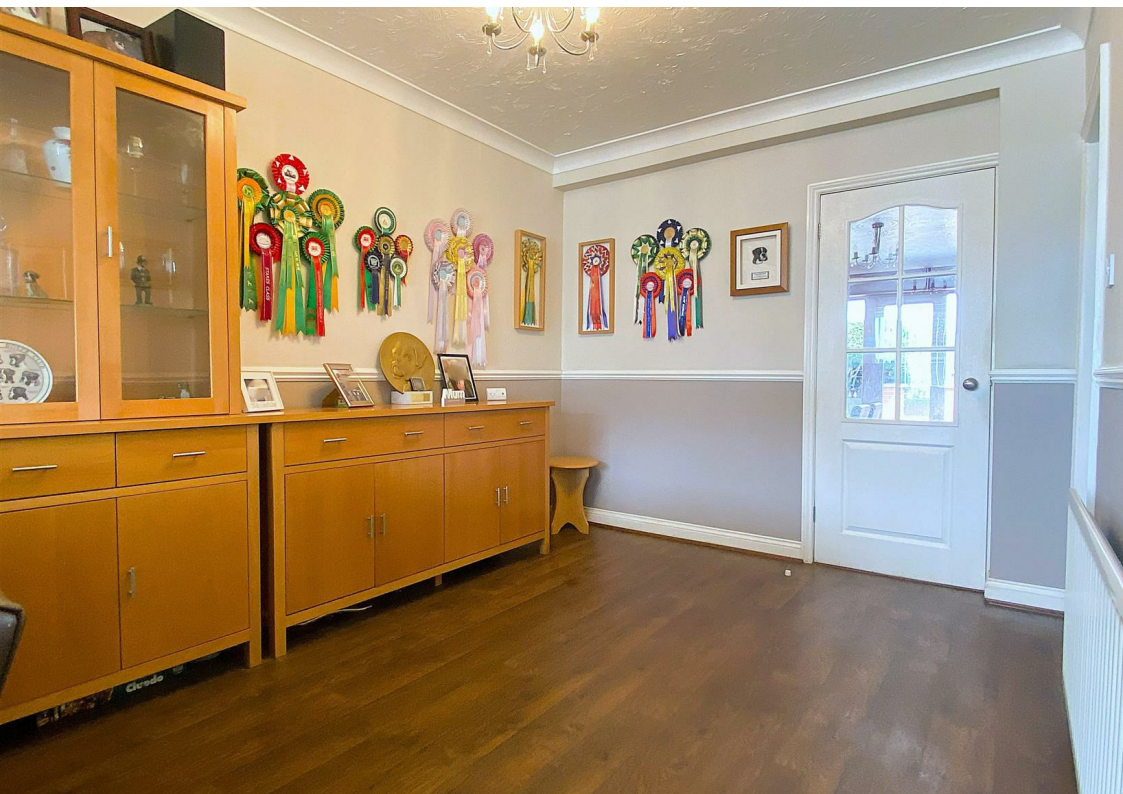
45 New Zealand Lane
, Queniborough, LE7 3FU
£335,000



EXTENDED SEMI DETACHED HOME, LARGE PLOT, POPULAR VILLAGE!

Set on a large plot in the ever popular village of Queniborough this well-presented, extended family home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, lounge, dining area, kitchen-diner and a utility room to the ground floor. To the first floor are three good size bedrooms and a four piece bathroom. The property also benefits from gas central heating, upvc double glazing, off road parking and a garage/workshop. Internal viewing is highly recommended and strictly by appointment only.

- Extended Family Home
- Large Plot within Popular Village
- Lounge, Dining Area, Kitchen-Diner & Utility Room
- Three Bedrooms & Four Piece Bathroom
- Garage & Off Road Parking
- Gas Central Heating & Upvc Double Glazing
- Viewing Essential
- EPC Rating D, 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

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

Lounge

13'8" x 13'0" (4.17 x 3.98)
(maximum measurements) With window to the front, coved ceiling, feature fire place, under stairs storage, and laminate wood flooring,

Dining Area

11'5" x 9'0" (3.48 x 2.76)
With coved ceiling, laminate wood flooring and doors leading to the kitchen-diner and utility room

Kitchen-diner

13'5" 16'9" (4.10 5.11)
Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen-diner also benefits from a fitted oven, hob and extractor, sink and drainer unit, breakfast bar, recessed spotlighting and tiled flooring.

Utility Room

7'2" x 10'10" (2.20 x 3.32)
With fully tiled walls and floor, floor & wall mounted units, belfast sink and plumbing for a washing machine.

The First Floor Landing

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

Bedroom One

10'0" x 12'10" (3.06 x 3.93)
With window to the front and a range of fitted bedroom furniture.

Bedroom Two

10'0" x 10'10" (3.06 x 3.31)
With window to the rear and a range of fitted bedroom furniture.

Bedroom Three

9'8" x 6'5" (2.96 x 1.97)
With window to the front and a range of fitted bedroom furniture.

Family Bathroom

6'5" x 8'5" (1.97 x 2.58)
Fitted with a four piece suite comprising, low level wc, vanity unit with basin, corner bath and walk in shower.

Outside

To the front is a block paved drive way providing off road parking which in turn leads to the property and gated access to the side and rear.
To the rear is large garden with two patio areas, garage/workshop, kennels, fenced boundaries with the remainder being laid to lawn.

Services

The property benfits from mains, water, gas, electric and drainage.
Internet standard,super & ultra fast see ofcom checker for more details
Mobile see ofcom checker for more details.



Floor Plan



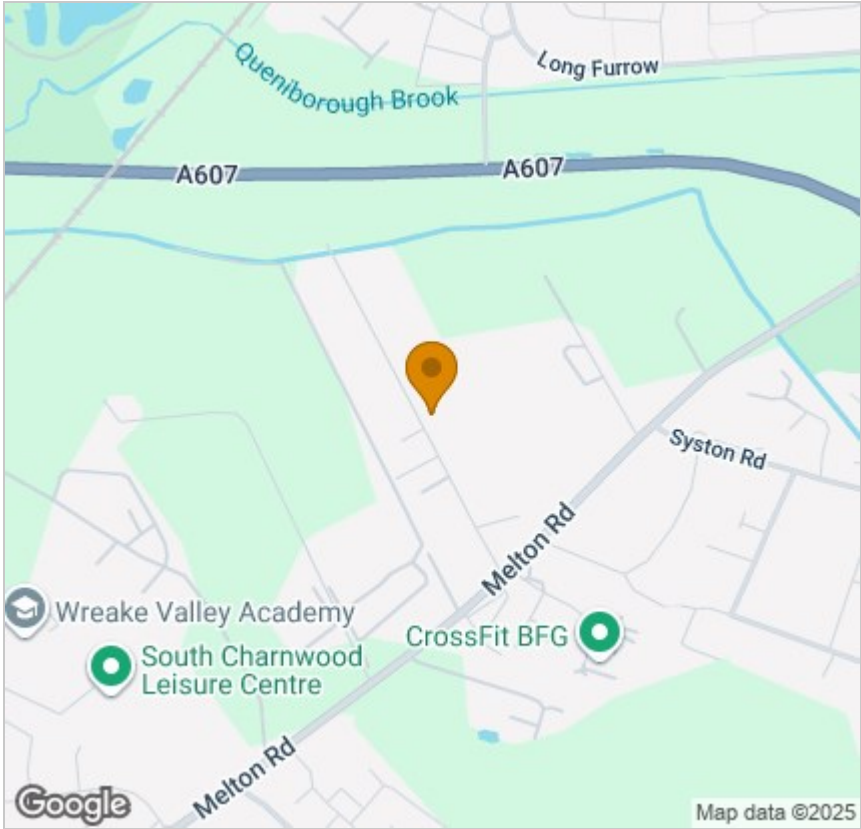
Viewing

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.

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Area Map



Energy Efficiency Graph

