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ESTATE & LETTING AGENTS

61 Alfred Belshaw Road

Queniborough, Leicester, LE7 2FR

£355,000

3 2 1 B

Set at the end of a quiet no through road and offering open field views is this well presented, three bedroom detached family home. Located on the popular Millstones development on the Syston/Queniborough border this property is perfect for young families in need of more space. Inside, the property briefly comprises; entrance hall, full length lounge, full length kitchen-diner, utility room and a wc to the ground floor. To the first floor are three spacious bedrooms, en-suite shower room and a family bathroom. The property also benefits from a low maintenance landscaped rear garden, off road parking, garage, uPVC double glazing and gas central heating.

- Well Presented Detached Family Home
- Three Bedrooms, Family Bathroom and En-Suite
- Utility & Downstairs WC
- Full Length Lounge & Kitchen-Diner
- Garage & Off Road Parking
- Landscaped Rear Garden
- Open Views
- EPC Rating B / Council Tax Band D / Freehold

Location
Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

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 composite door leading into.

Entrance Hall
With stairs to the first floor and provides access to the following.

Lounge
17'09 x 10'08 (5.41m x 3.25m)
Spacious full length lounge with dual aspect windows to the front and side aspects.

Kitchen-Diner
17'09 x 10'02 (5.41m x 3.10m)
(maximum measurements) Fitted with a range of floor and wall mounted units with rolltop work surface and upstand. The kitchen also benefits from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, integrated fridge freezer and dishwasher. The dining area houses the family dining table and provides access into the rear garden via the French doors.

Utility Room
5'07 x 5'03 (1.70m x 1.60m)
With floor and wall mounted units, roll top work surface, plumbing for a washing machine, storage under the stairs and door leading to the driveway.

WC
4'10 x 3 (1.47m x 0.91m)
With pedestal basin, low level wc, extractor fan and spotlights.

The First Floor Landing
With uPVC double glazed window to the rear aspect, loft access, storage cupboard and provides access to the following.

Bedroom One
13'03 x 10'01 (4.04m x 3.07m)
(maximum measurements) Double bedroom with fitted robes, uPVC double glazed window to the front aspect and en-suite shower room.

En-Suite Shower Room
5'08 x 5'10 (1.73m x 1.78m)
Fitted with a three piece suite comprising walk in shower, pedestal basin and wc. The shower room also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the front aspect.

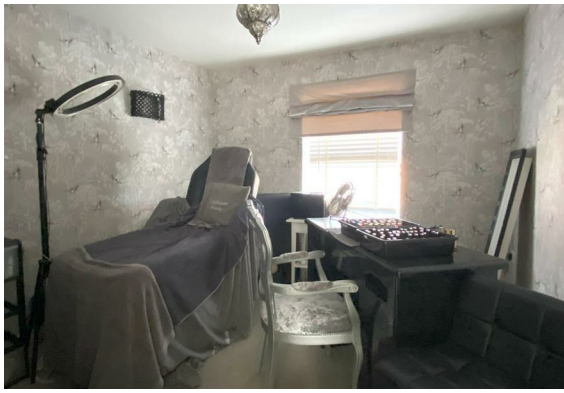
Bedroom Two
10'11 x 9'08 (3.33m x 2.95m)
Double bedroom with storage cupboard and uPVC double glazed window to the front aspect.

Bedroom Three
7'05 x 8'10 (2.26m x 2.69m)
With uPVC double glazed window to the side aspect.

Bathroom
6'06 x 5'10 (1.98m x 1.78m)
Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from a heated towel rail, extractor fan and an obscure uPVC double glazed window to the side aspect.

Outside
To the front is a low maintenance garden with paved path leading to the front door and side gate which in turn leads into the garden.
To the rear is off road parking which in turn leads to the garage and garden.
To the side is a low maintenance landscaped garden with turfed area and walled boundary.

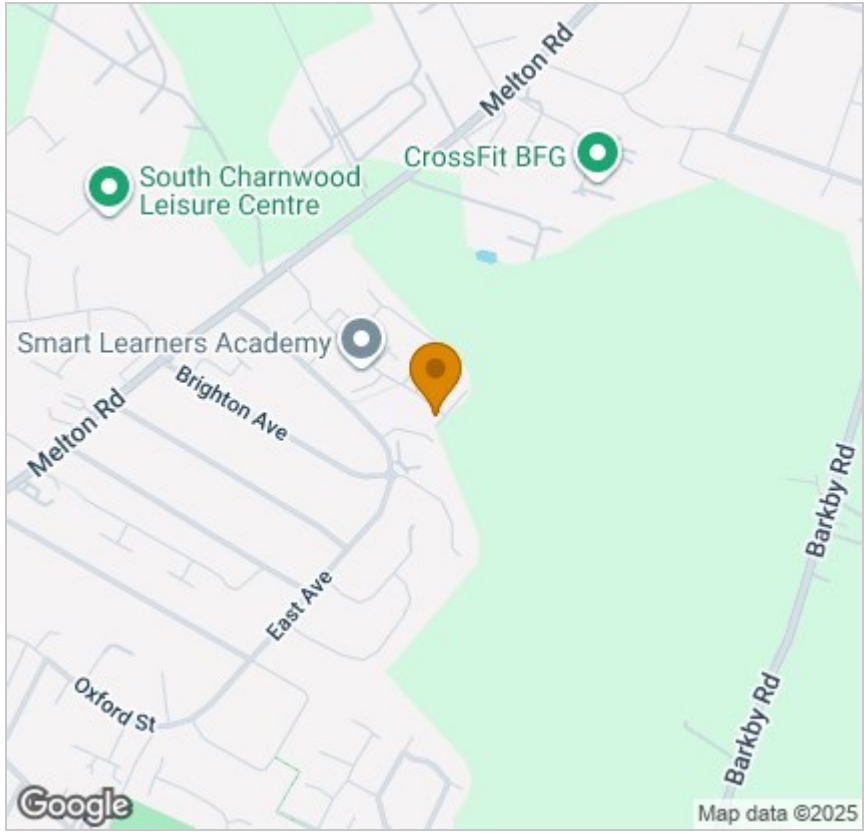
Garage
With up and over door, power & light.



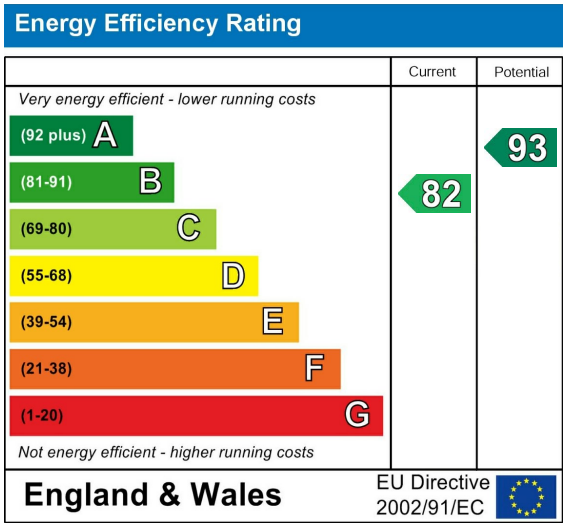
Floor Plan

Total area: approx. 90.1 sq. metres (970.2 sq. feet)

Area Map



Energy Efficiency Graph



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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