HAREBELL CLOSE, QUENIBOROUGH

OFFERS OVER: £650,000

Set at the edge of the sought-after Barley Fields development in Queniborough, behind secure electric gates, this beautifully presented executive home by Davidsons is a place where space, light and modern family living come together effortlessly. Approximately seven years old and still benefiting from the remainder of its 10-year NHBC warranty, the home sits on a larger-than-average plot and has been thoughtfully upgraded throughout, creating a setting that feels both refined and welcoming.

From the moment you arrive, the sense of privacy and quality is clear. Electric gates open onto a generous driveway, providing ample off-road parking and leading to the integral double garage. Inside, a contemporary composite front door opens into a spacious entrance hall, where clean lines and natural light set the tone. The staircase rises ahead, with useful storage beneath, while built-in cloaks cupboards and a guest WC sit neatly to one side. Finished with modern fittings, the WC features a white two-piece suite, offering everyday convenience for family life and visitors alike.

To the front of the home, the main reception room provides a calm and comfortable space to unwind. Amtico flooring runs underfoot, complemented by neutral décor that allows the room to feel both warm and adaptable. Double doors open into a second reception room, offering flexibility to suit changing needs – whether used as a home office, snug, playroom or additional sitting room.

At the heart of the home lies the impressive open-plan living kitchen and dining space – a standout feature and true hub for family life. Designed with both style and practicality in mind, the kitchen is fitted with a contemporary range of wall and base units, sleek ceramic worktops and matching splashbacks, all finished with soft-close drawers and thoughtful detailing. A breakfast island anchors the space, ideal for casual meals, morning coffees or gathering while cooking.

Integrated AEG appliances include an oven, hob with extractor hood, fridge freezer, and an inset 1.5 bowl sink with modern drainer, ensuring the space is as functional as it is elegant. The seamless continuation of flooring from the hallway enhances the sense of flow, while fully glazed French doors flood the room with natural light and open directly onto the rear garden – perfect for entertaining or relaxed family living.

Just off the kitchen, a separate utility room mirrors the same high-quality finishes and provides additional storage and appliance space, along with convenient internal access to the integral double garage.

Upstairs, the home continues to impress with five generously proportioned double bedrooms, all benefiting from built-in wardrobes and ample room for additional furniture. The principal suite is particularly striking, featuring a vaulted ceiling with Velux windows that draw light into the space, complete with electric blinds for added comfort. A walk-in wardrobe and stylish en-suite shower room complete this luxurious retreat.

REZIDE

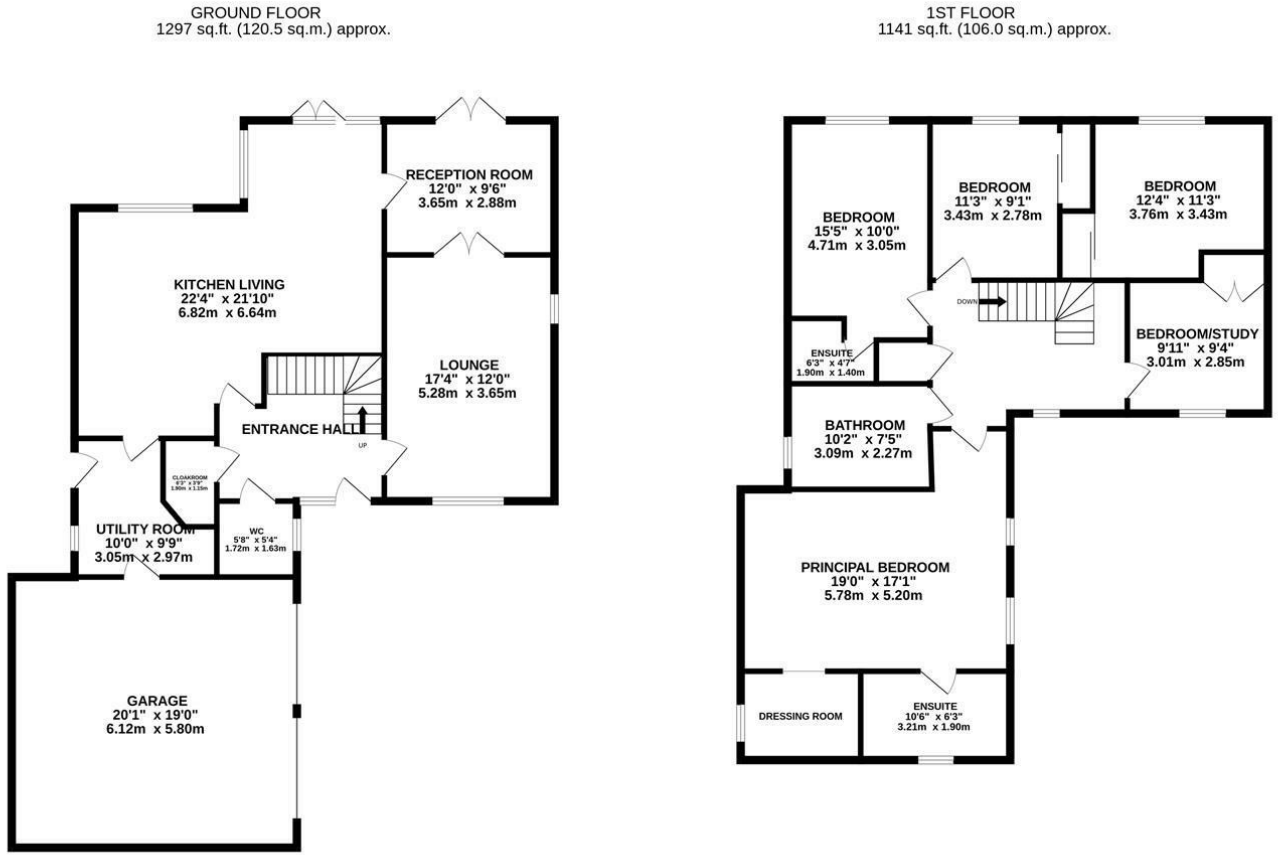
AVE MARIA
Queniborough
2438sqft Approx

The second bedroom also enjoys its own private en-suite, making it ideal for guests, older children or multi-generational living. The remaining bedrooms are served by a modern family bathroom, fitted with both a separate bath and shower cubicle, contemporary tiling and a skylight that fills the room with daylight.

Outside, the property enjoys a desirable cul-de-sac position within Barley Fields. To the rear, the garden is neatly maintained and thoughtfully arranged, with a lawned area and an extended paved patio that creates the perfect setting for outdoor dining, entertaining or simply relaxing. Fully enclosed by fencing, the garden offers privacy and security, with a storage shed available by separate negotiation.

The integral double garage features electric doors, lighting and power, adding further practicality to this already well-equipped home. In addition, the property benefits from a privately owned solar panel system with battery storage, contributing to its impressive EPC rating of B and enhancing both efficiency and sustainability.

Queniborough itself is a highly regarded and picturesque village in the Charnwood district, known for its strong community spirit and excellent local amenities. With a parish church, well-regarded primary school, village store, butcher, deli, tennis courts and two traditional public houses, it offers an enviable village lifestyle. Excellent transport links provide easy access to Leicester, the M1 and M69, and surrounding towns, making this an ideal home for families seeking space, comfort and connectivity – all offered with no onward chain.



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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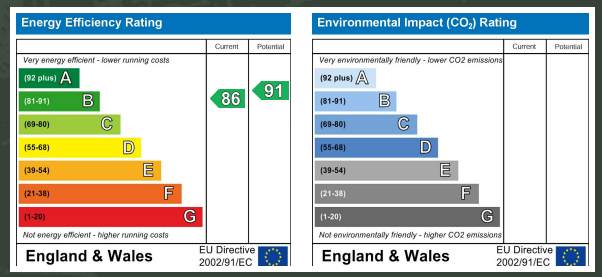
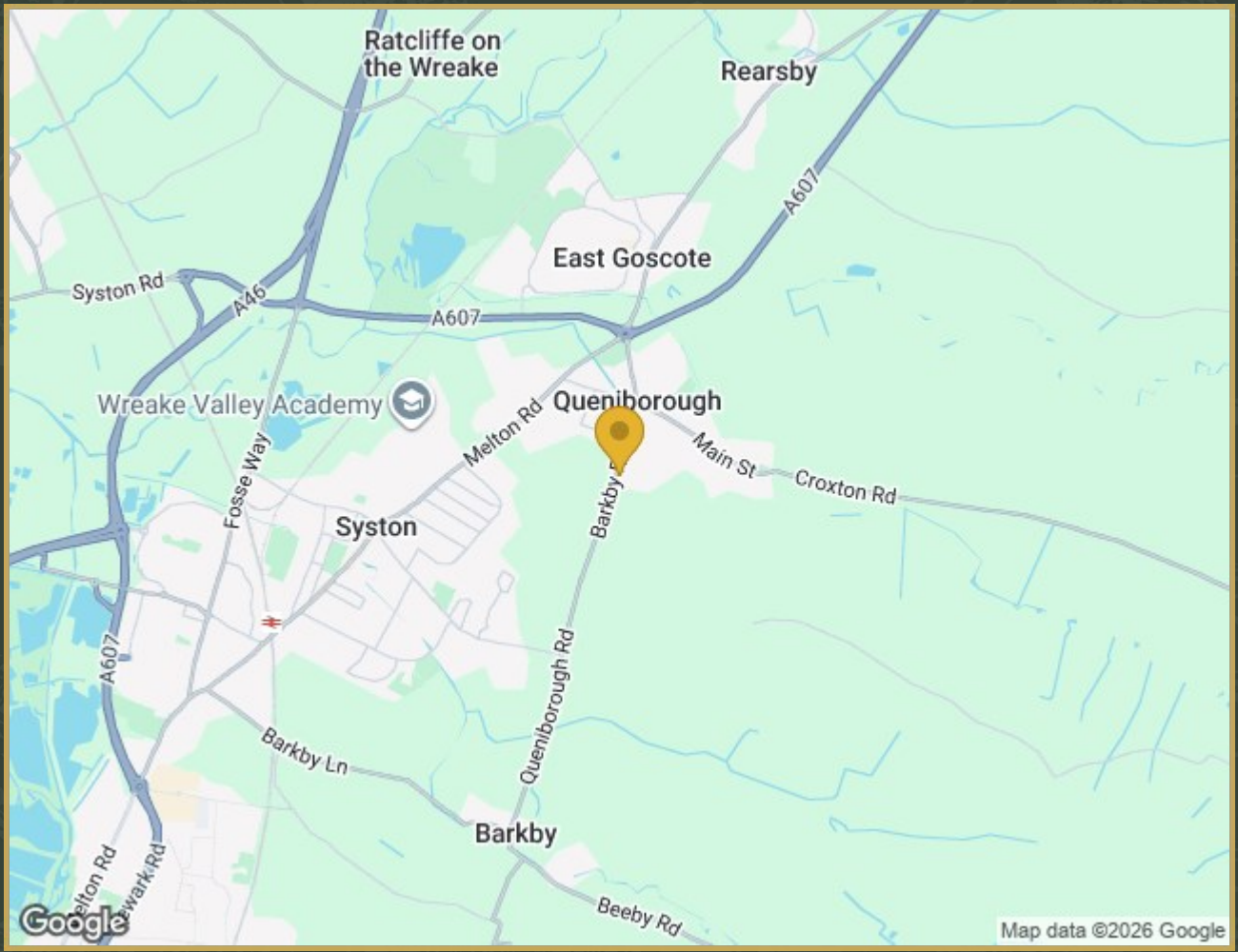
KEY FEATURES:

- NO UPWARD CHAIN
- Executive 5-bedroom Davidsons detached home
- Larger-than-average plot behind electric gates
- Open-plan kitchen/diner with island & AEG appliances
- Two reception rooms plus utility & WC
- Five double bedrooms, two with en-suites
- Vaulted master suite with walk-in wardrobe
- Solar panels with battery storage (EPC B)
- Ample parking, double garage & no chain



5 3 2 2185.09 sq ft

Property Location



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