



## QUENIBOROUGH ROAD, QUENIBOROUGH

**£1,295 PER MONTH**

Nicely presented Established bay window character semi detached home situated in the heart of this sought after Charnwood Village offering easy access to the extensive range of facilities of the Syston Town Centre. This lovely home offers double glazed and centrally heated accommodation which comprises to the ground floor entrance hall, lounge area, dining area and kitchen and to the first floor two double bedrooms, single bedroom, separate WC and shower room and stands with gardens to rear, side garden area with timber built enclosed utility area and further garden and parking to front.

**MOORE  
& YORK**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leicester  
61 Granby Street  
Leicester  
Leicestershire  
LE1 6FB

01162 756360  
enquiries@mooreandyork.co.uk

MOORE  
&YORK