

# Aston & Co

ESTATE & LETTING AGENTS



3 The Ringway  
Queniborough, Leicester, LE7 3DN  
Offers In The Region Of £320,000



IMMACULATELY PRESENTED SEMI DETACHED HOME, POPULAR VILLAGE!  
Aston & Co are delighted to offer to the market this immaculately presented semi detached home set in the ever popular village of Queniborough. The accommodation briefly consists of, porch, entrance hall, lounge & a kitchen-diner to the ground floor, to the first floor are three bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, garage and parking. Viewing is strictly by appointment only.

- Immaculately Presented Semi Detached Home
- Popular Village Location
- Recently Renovated
- Fully Fitted Kitchen Diner With Intergrated Appliances
- Three Bedrooms
- Front & Rear Gardens
- Garage & Parking
- 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 upvc double glazed door leading into.



## Porch

With tiled flooring and glazed door leading into.

## Entrance Hall

11'9" x 5'10" (3.60 x 1.78 )

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



## Lounge

10'9" x 13'6" (3.30 x 4.13 )

With bay window to the front aspect and double doors leading into the kitchen-diner.

## Kitchen-Diner

10'9" x 17'2" (3.28 x 5.25 )

(maximum measurements) Fitted with a range of floor and wall mounted units with integrated dish washer, fridge freezer and washing machine, fitted oven hob and extractor, sink and drainer unit, laminate wood flooring, recessed spotlighting and patio doors leading on to the rear garden.

## The First Floor Landing

6'1" x 7'5" (1.86 x 2.27 )

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

## Bedroom One

10'9" x 13'6" (3.30 x 4.13 )

With bay window to the front.



## Bedroom Two

10'9" x 12'6" (3.30 x 3.83 )

With window to the rear and fitted wardrobes.

## Bedroom Three

7'11" x 7'1" (2.43 x 2.18 )

With window to the front.



## Bathroom

7'7" x 6'1" (2.32 x 1.86 )

Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and bath with shower over.

## Outside

To the front is a lawned area and a tarmac drive which in turn leads to gated access to the rear and garage.

To the rear is a good size garden with patio area, hedged and fenced boundaries with the remainder being laid to lawn.

## Garage

With up and over door.

## Services

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

Internet- standard, ultra and superfast- see ofcom checker for more details.

## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

