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MarketMakers.

The Ringway
Queniborough

- Three bedroom detached bungalow
- Spacious kitchen/dining room with garden views
- Sitting room with log burner
- Two generous ground floor bedrooms
- Four-piece family bathroom
- Main bedroom with en suite and storage
- Beautiful rear garden with pergola terrace
- Ample off-road parking
- EPC Rating C / Council Tax Band C / Freehold

This beautifully presented three bedroom detached bungalow in Queniborough offers spacious and versatile accommodation, finished to an excellent standard throughout. Occupying a desirable position within this well-regarded rural Leicestershire village Queniborough, the property combines modern living with a practical and thoughtfully arranged layout.

The property has been carefully improved and maintained, with tasteful décor and quality finishes evident throughout. A log burner adds a welcoming focal point to the main living space, while excellent storage solutions contribute to the overall practicality.

There is an impressive first-floor main bedroom suite, created through a high-quality conversion and providing a generous and private retreat complete with an en suite bathroom and useful built-in storage. This addition significantly enhances the flexibility of the home.

The property features a beautifully maintained rear garden, thoughtfully designed for both relaxation and practicality, with a paved seating terrace set beneath a pergola. A neatly kept lawn and raised planters add structure and colour, while a useful brick-built store provides additional convenience.









Accommodation:
The accommodation is well planned and thoughtfully arranged, centred around a superb kitchen/dining room which provides a generous and sociable space for both everyday living and entertaining. With views over the rear garden and direct access outside, it creates a strong connection between the interior and exterior, enhancing the sense of light and space within the home.

The property offers three well-proportioned bedrooms in total. The impressive first-floor main bedroom forms a standout feature, providing a private and spacious retreat complete with an en suite bathroom room and built-in storage. On the ground floor, the two additional bedrooms are both comfortable doubles, offering excellent flexibility in their use and benefiting from good natural light and a pleasant outlook.

Completing the accommodation is a stylish four-piece family bathroom.

Gardens and land:
Externally, the property enjoys a beautifully maintained rear garden that has been thoughtfully designed to combine relaxation and practicality. A paved seating terrace sits beneath a pergola, creating an attractive space ideal for outdoor dining or simply enjoying the garden setting.

The garden continues with a neatly kept lawn, complemented by well-stocked raised planters that add colour and structure throughout.

Further benefiting the property is external access to a useful brick-built store, providing additional practicality.



Location:
Queniborough is a highly regarded village in Leicestershire, offering mix of rural surroundings and convenient local amenities. The village benefits from everyday essentials including local shops, a post office, pubs, and community facilities, with a wider range of services available in nearby Syston and Leicester.

Schooling is well catered for, with Queniborough Church of England Primary School within the village and a choice of reputable secondary schools in the surrounding area.

Transport links are strong for a village setting, with easy access to the A46 and A607 providing connections to Leicester, Loughborough, and Melton Mowbray, along with rail services available from nearby Syston for commuting further afield.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.



Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

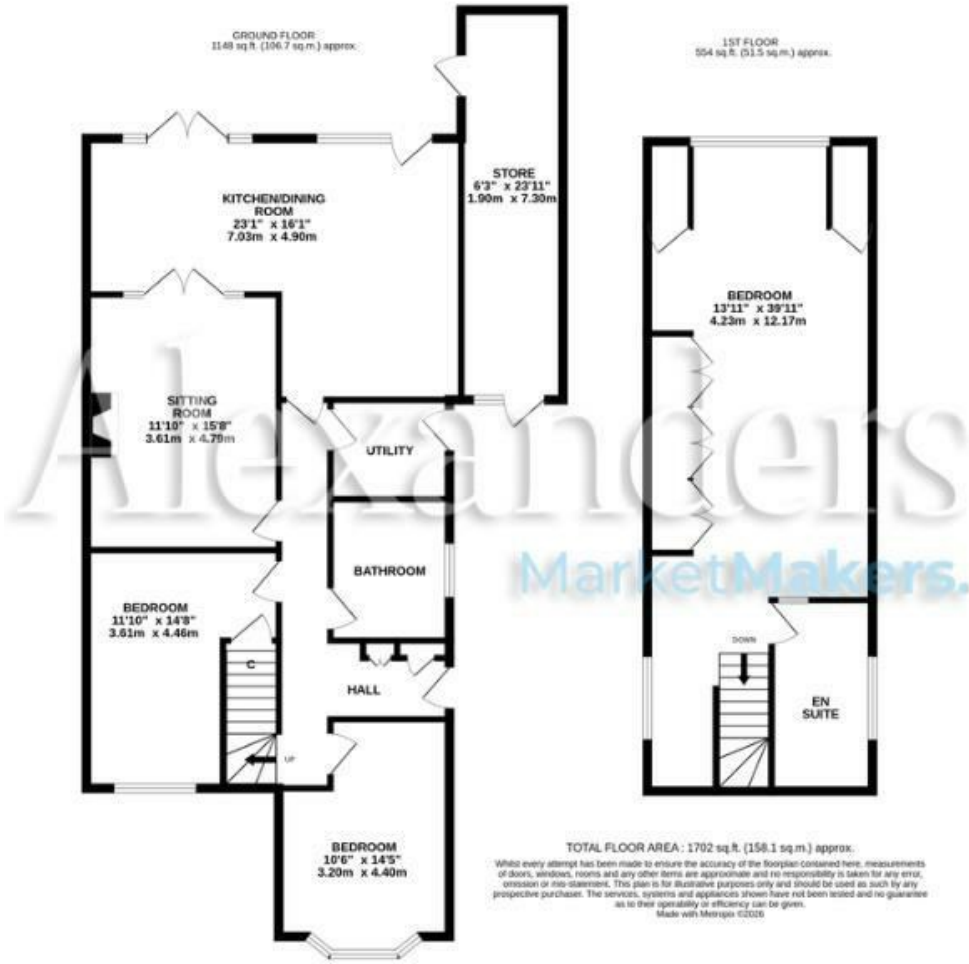

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Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

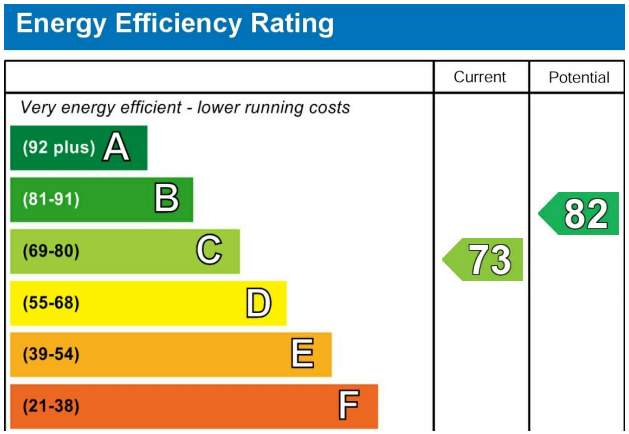
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.











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