



# Maclaren Todd Close, Queniborough

Creightons Estate Agents are delighted to present this generously proportioned three-bedroom detached family home, set within the highly sought-after 'Millstones' development in the picturesque village of Queniborough. Thoughtfully designed with contemporary features to suit modern family living, this home is ready to begin its next chapter. Early viewing highly recommended to appreciate the accommodation on offer.

## KEY FEATURES

- Executive Detached Family Home
- Corner Plot Overlooking Local Green Space
- Three generously sized bedrooms, ideal for family living
- Ground floor W.C. and Utility
- Full length Lounge and Kitchen/ diner
- Garage with driveway
- Sought after 'Millstones' development
- Approx. 1 year remaining on NHBC
- Complete onward chain ready in June
- Early viewing highly recommended

Queniborough is a charming Leicestershire village that blends rural tranquillity with convenient access to nearby Leicester and major transport links. Known for its strong sense of community, picturesque surroundings, and historic character, including its beautiful church and traditional thatched cottages, it offers a peaceful lifestyle without feeling remote. With well-regarded local schools, friendly pubs, and scenic countryside walks on the doorstep, Queniborough is ideal for families, professionals, and retirees alike seeking a welcoming place to call home.







## GROUND FLOOR

You're welcomed into a generous entrance hallway, offering access to the spacious dining kitchen, full-length lounge, a convenient downstairs W.C., and the staircase to the first floor. The dining kitchen is a standout feature, with practical wooden flooring and a stylish range of contemporary base and wall units. It includes a built-in oven, hob, and extractor fan, with space for additional appliances. Patio doors open directly onto the rear garden, creating a bright and inviting space with lovely views, perfect for family meals or entertaining. A window further enhances the natural light, while a handy utility room provides extra storage, appliance space, and a second garden access point. The full-length lounge is neutrally decorated and benefits from dual-aspect windows, ensuring a light and airy feel throughout. Completing the ground floor is a modern downstairs W.C., fitted with a white low-level toilet and wash hand basin.



## FIRST FLOOR

Upstairs, the home continues to impress with three well-proportioned bedrooms. The primary bedroom benefits from its own ensuite shower room, complete with a modern white suite, towel rail, and built-in wardrobes, all arranged in a bright and practical layout. Bedroom two, also a double, enjoys a front-facing window and a useful built-in cupboard. Bedroom three is a generous single, offering flexibility as a child's room, guest bedroom, or home office. Completing the first floor is the family bathroom, fitted with a contemporary three-piece white suite including a bath with overhead shower and screen. Fully tiled, it presents a clean and modern aesthetic.

## OUTSIDE

Externally, the property benefits from a detached garage with off-road parking, complemented by a well-maintained rear garden. Part-walled boundaries provide both privacy and character, while the garden itself is mainly laid to lawn with a generous slabbed patio area, ideal for outdoor dining and relaxation.



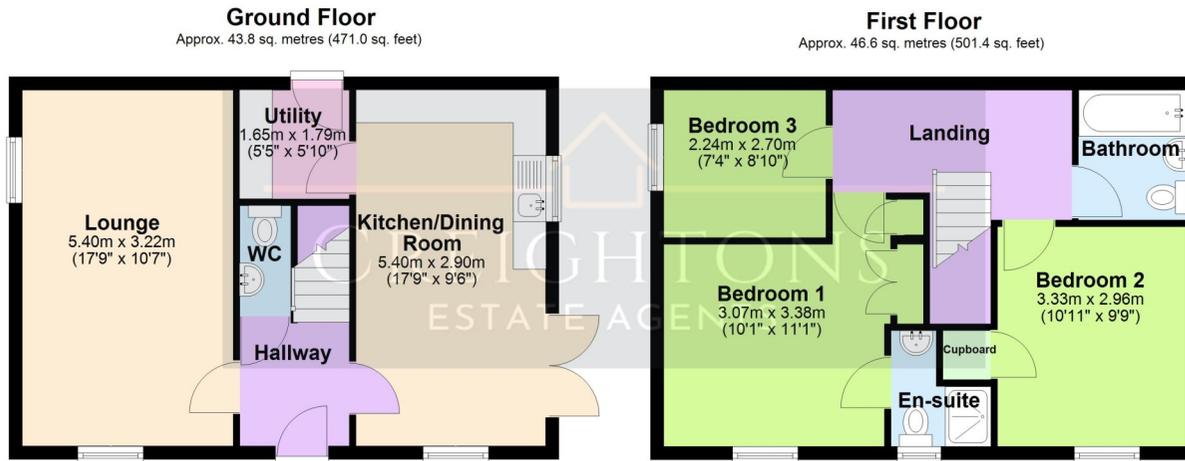
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## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





