



Melton Road, Queniborough, LE7



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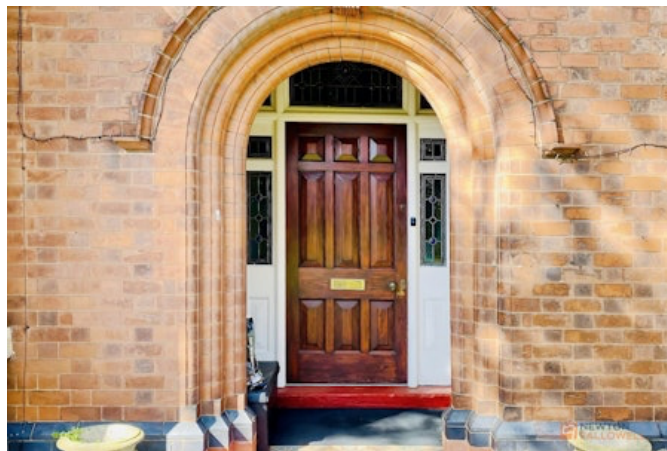
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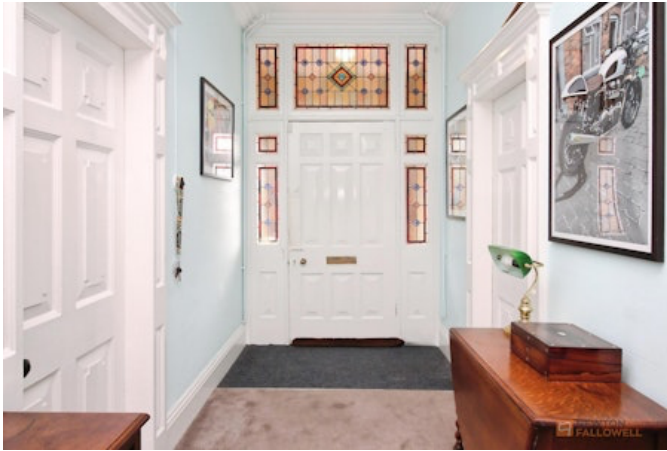
£750,000



Key Features

- Four bedroom detached family home dating back to 1896
- Occupying a larger than normal plot
- Potential for extension subject to necessary consent
- Modernised kitchen with breakfast island and living/dining extension
- Conveniently located for access to major road links
- Off road parking for multiple vehicles & detached wooden garage
- EPC rating TBC





Full of character and aesthetically pleasing features including feature fireplaces, high ceilings, traditional staircases and coving, fall in love with this four detached family home dating back to 1896. Successfully blending period features and modern comforts, the property is somewhat larger than the exterior would suggest with layout boasting an entrance hallway, two reception rooms, contemporary shower room, extended & modernised breakfast kitchen with living space and a utility room. Upstairs you will find four bedrooms and a bathroom fitted with a three piece suite. Surrounded by gardens to the front, side and rear, there is parking for multiple cars, access to a wooden garage and useful outbuildings. Rare to the market and boasting amazing potential for extension (STP), an immediate viewing comes highly recommended.

Welcome to your new home

Step through a characterful wooden door framed by stained glass into a welcoming hallway with high ceilings and a grand staircase to the first floor, providing access to much of the ground level. The main reception room centres on a feature fireplace and is filled with natural light from a walk-in bay window with built-in seating. A second reception room, ideal for dining or additional living space, features dual-aspect windows and its own fireplace.

A standout feature is the modern kitchen, fitted with a range of units and complementary worktops, a built-in double oven, four-ring gas hob with extractor, 1.5 sink and drainer, integrated dishwasher, concealed combi boiler and space for a fridge freezer. A breakfast island opens into a bright living/dining extension with bi-fold doors to the garden, while an adjacent utility room provides extra storage and appliance space. A contemporary downstairs shower room completes the ground floor layout.

Moving upstairs

The split-level first floor begins with stairs leading to the family bathroom, featuring a bath with shower over, wash

basin, WC, complementary tiling, and a heated towel rail. The staircase continues to a spacious landing, providing access to four bedrooms, three of which are comfortable doubles. The fourth bedroom also offers access to the insulated loft space.

Outside

The property is approached via a driveway providing off-road parking for multiple vehicles, along with access to a detached wooden garage (5.98m x 3.65m) with light and power. Two additional outbuildings offer useful storage.

Set on a larger-than-average plot, the grounds are bordered by mature trees and shrubs, creating a high degree of privacy. Lawned gardens to the front, side, and rear provide ample space for family use and offer potential for extension, subject to the necessary consents. A summerhouse and shed are also included.

Location

Queniborough is a conservation village with a well-preserved centre characterised by a range of period cottages and houses, including some thatched properties. Local amenities include a primary school, a traditional butchers, a general store and two public houses, together with a parish church and active community groups.

The village is conveniently located for access to Leicester, Melton Mowbray and Loughborough. The nearby A46 provides links to the North West Leicester bypass and onward to the M1 motorway. A wider range of amenities and services can be found in nearby Syston.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to recalculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide







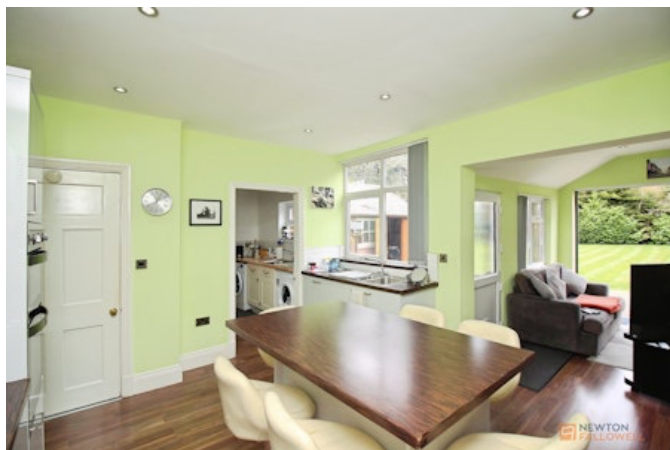
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Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

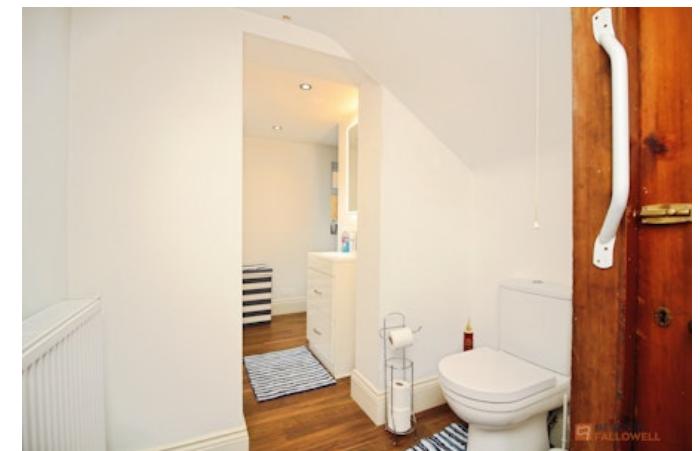


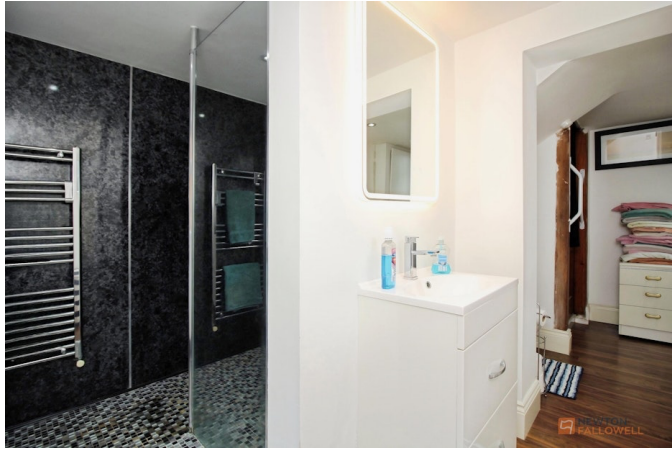
Referrals

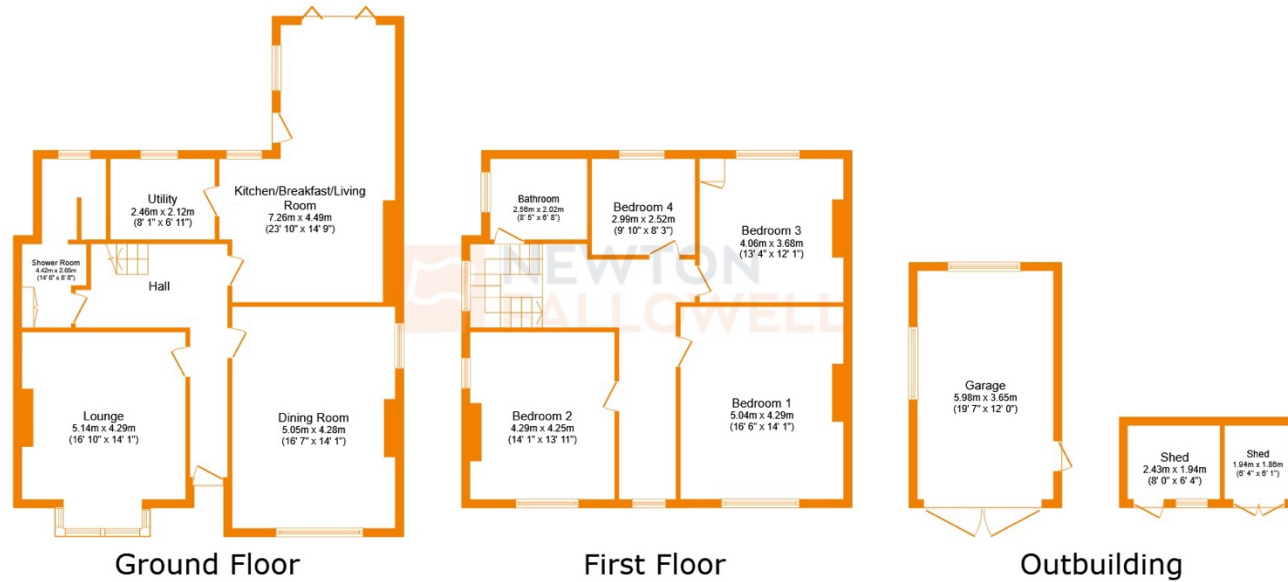
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Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







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