



20, Spring Court Green Hedge Lane,
Queniborough, LE7 3AG

£225,000

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

20
Spring Court Green Hedge
Lane
Queniborough
LE7 3AG

A beautifully presented two-bedroom semi-detached home, perfectly positioned in the highly sought-after village of Queniborough. This modern residence offers a superb blend of contemporary style and practical living, making it an ideal choice for first-time buyers or those looking to downsize.



Hallway



Kitchen



Description

Stepping inside, you are greeted by a light and airy entrance hall featuring neutral décor and durable wood-effect flooring, which flows seamlessly into the ground floor spaces. The heart of the home is the modern kitchen, which is equipped with sleek white cabinetry, wood-effect work surfaces, and integrated AEG appliances including a gas hob and oven.

The spacious living room serves as a fantastic social hub, featuring soft grey carpeting and bespoke fitted shelving. Large French doors open directly onto the private rear garden, flooding the room with light. A convenient guest cloakroom completes the ground floor layout.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The primary bedroom includes stylish dark grey fitted wardrobes and a matching chest of drawers, while the second bedroom also benefits from integrated storage. The contemporary family bathroom is fully tiled in modern grey tones and features a three-piece suite with an over-bath shower.

Externally, the property boasts a low-maintenance, fully paved rear garden that provides a private outdoor retreat, complete with a substantial storage shed. To the front, there is off-road parking for two vehicles.

Viewing is highly recommended to appreciate the quality of finish on offer. Contact our team today to arrange your appointment.



Bedroom



Bedroom



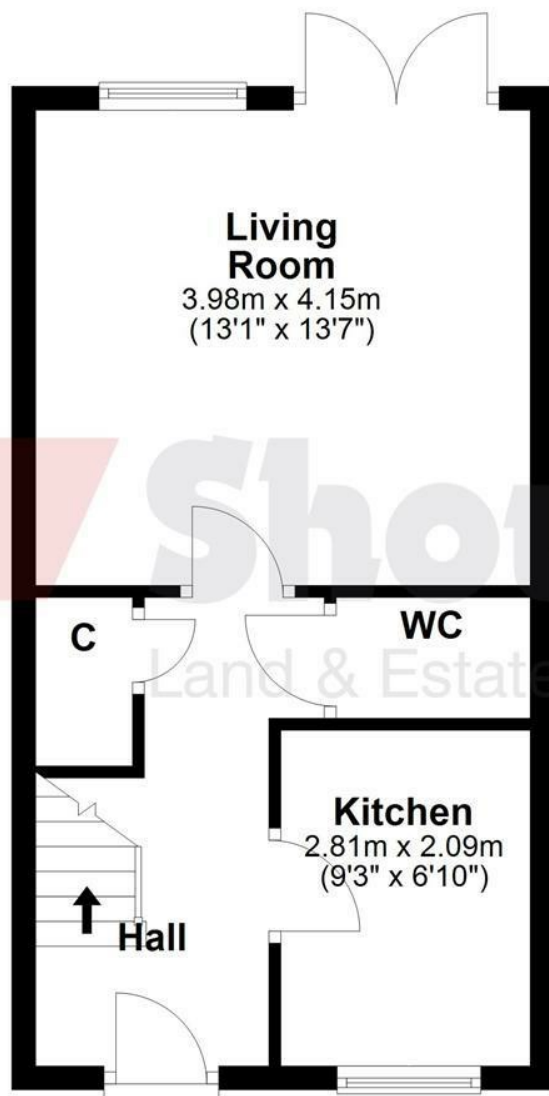
Bathroom



Garden

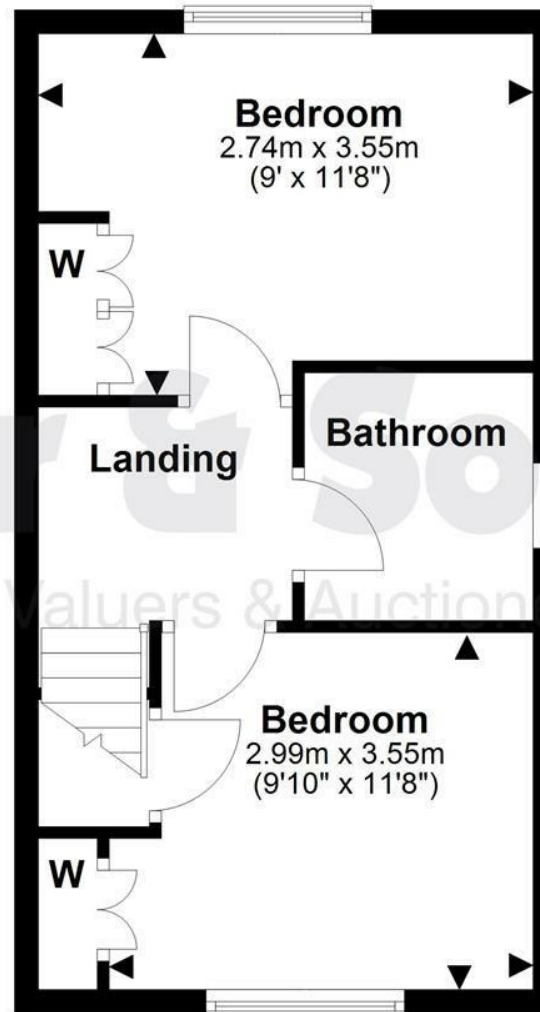
Ground Floor

Approx. 33.2 sq. metres (357.4 sq. feet)

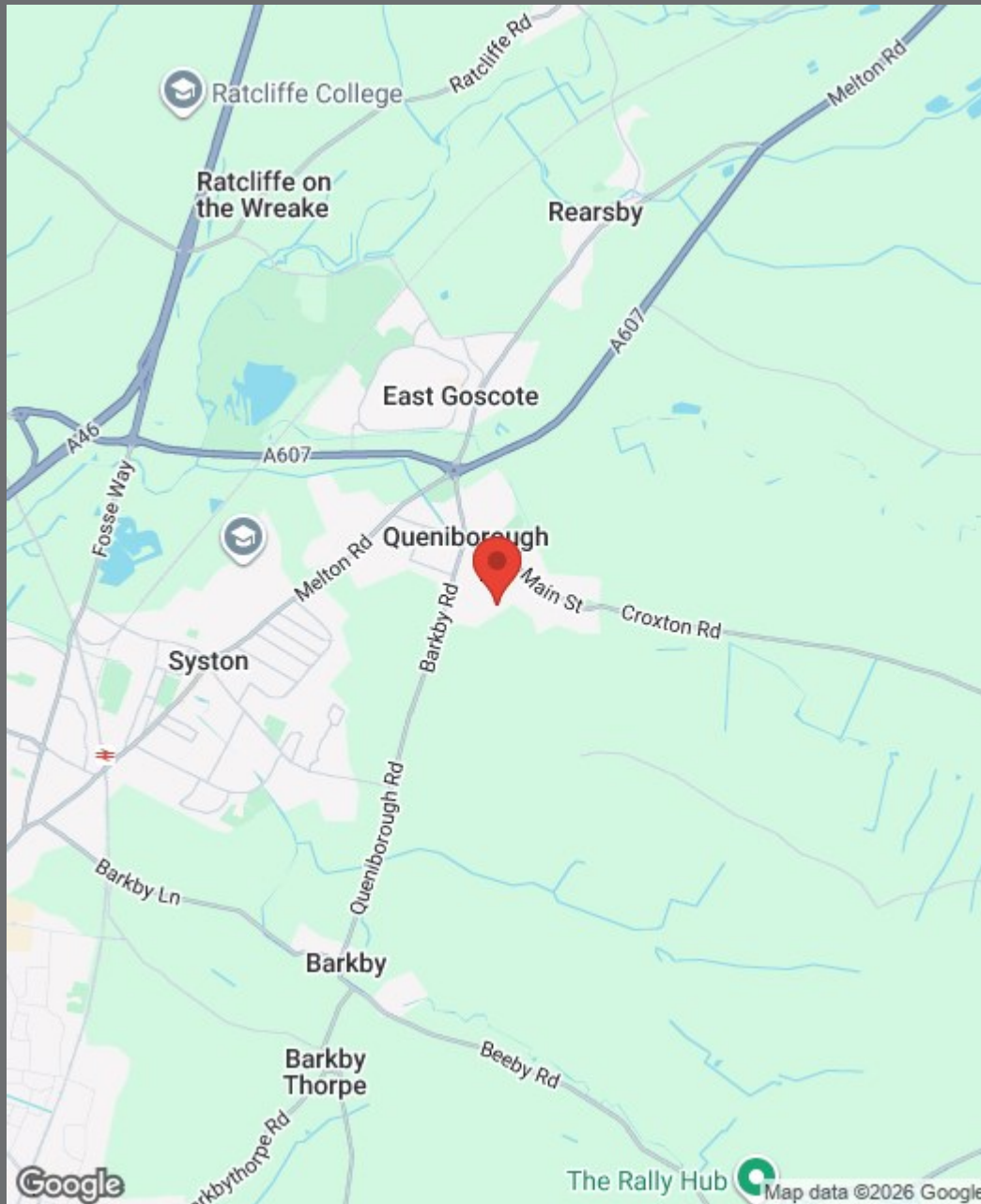


First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- **Sought-After Village Location:** Situated in the popular and well-connected village of Queniborough.
- **Immaculately presented throughout with a contemporary aesthetic.**
- **Contemporary Kitchen:** Featuring AEG integrated appliances and stylish white gloss units.
- **Spacious Living Room:** Bright and inviting social space with French doors to the garden.
- **Two Double Bedrooms:** Both rooms feature integrated or fitted wardrobe storage.
- **Modern Family Bathroom:** Finished with stylish grey tiling and a high-quality three-piece suite.
- **Ground Floor WC:** Practical guest cloakroom located off the main entrance hall.
- **Private Paved Garden:** A low-maintenance outdoor space perfect for entertaining.
- **Off-Road Parking:** Driveway to the front providing tandem parking for two cars.
- **Excellent Layout:** Thoughtfully designed accommodation.



stump.track.moral



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.