



The Paddocks, Queniborough Hall
Drive, Queniborough, LE7



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£950,000

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Key Features

- Five double bedrooms, three benefiting from having en-suites
- Executive detached family residence
- Available with no upward chain
- Exclusive gated development
- Driveway & detached double garage
- Highly desirable village location
- EPC rating C
- Freehold



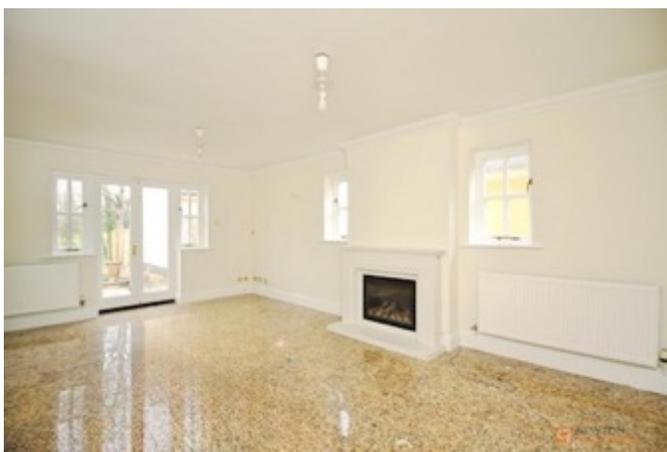


Set within an exclusive development of just twenty-two homes, this exquisitely designed contemporary residence forms part of the extensive grounds of the superbly restored Grade II Listed Queniborough Hall. The property is deceptively spacious, with accommodation arranged over three floors, including three reception rooms, an open plan living kitchen diner, utility room, and cloakroom/WC. The first floor features four double bedrooms and bathroom, the master has an en-suite, a separate dressing room, and a balcony. The second floor features a further bedroom and en-suite. Externally, the property enjoys a driveway, double garage and formal lawned gardens extending down to the village brook, bordered by mature trees. Residents also benefit from communal grounds, including meadow and woodland areas, a dovecote, and a pond. Available with no chain, a viewing is strongly recommended to fully appreciate the setting, character, and flexibility of the accommodation.

Welcome to your new home

Entered under a pillared canopy porch through a glazed front door, the welcoming entrance hallway features a staircase rising to the first floor and serves access to the majority of the downstairs layout including a guest WC and useful study, which enjoys views to the front aspect. The lounge is positioned around a feature fireplace and offers doors that open out into the garden. The formal dining room boasts sealed double glazed windows to front and side elevations with direct access to the garden.

A particular feature of the home is the open plan living kitchen diner, easily the heart of the home and perfect for families. The kitchen area is fitted with a range of wall and base units with an inset sink and countertop drainer, built in 'Samsung' oven, 'Smeg' four ring hob with hood, 'Panasonic' microwave and space for concealed fridge freezer. A utility completes the ground floor and offers further storage and space for appliances.



Moving upstairs

Stairs lead to the first-floor landing, which boasts a charming bay window overlooking the front of the property. From here, you can access the master suite, complete with a private walk-in wardrobe and an en-suite bathroom featuring a four-piece suite. A glazed door from the master bedroom opens onto a balcony with elegant wrought iron railings, offering open views and a delightful covered sitting area.

The first floor also offers three further double bedrooms, each with built-in wardrobes, alongside a family bathroom fitted with a white three-piece suite.

Ascend to the top floor

This room offers ample space to have a sitting/study area or indeed to be used as a large playroom and creates an ideal suite for a dependent relative/au pair/teenager suite. Two sealed unit double glazed windows to rear elevation enjoying views over garden and open views beyond, storage in the roof eaves, carpet flooring and a door leading through to the en-suite bathroom fitted with a four piece suite comprising a bath, wash basin, WC and shower enclosure.

Outside

A notable feature of the property is its setting within the grounds of Queniborough Hall. Electric gates provide access via a sweeping driveway to the front of the property. The surrounding communal grounds are available for residents' use and include a pond, a historic folly and gravelled pathways.

A private driveway runs to the side of the property, providing hardstanding for several vehicles and leading to a detached double garage.

Positioned towards the edge of the village, the property enjoys open views to the rear. The rear garden includes a paved seating area, suitable for outdoor dining, with a lawned area and planted borders containing a variety of shrubs and trees. Beyond the garden is a brook and open countryside.

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 G. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

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Ground Floor

First Floor

Second Floor

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