



RUTLAND HOUSE

New Zealand Lane, Queniborough, Leicestershire. LE7 3FT

Aston & Co
Exclusive Homes

OVERVIEW

Rutland House was built by the current owners for their own occupation in 1997 to exacting standards and designed to exceed building regulations in force at that time.

Built on the site of the original Rutland House, thought to have been the first dwelling on New Zealand Lane and dating back to circa 1870, this stunning family home is very much in keeping with its surroundings and has the appearance of a 19th century property, but with the benefit of modern building techniques and insulation methods.

Standing on a large plot with extensive parking and a large double garage the house benefits from gas central heating and uPVC double glazing designed to reflect the style of the era.

THE ACCOMMODATION

Individually designed and erected in 1997 by the current owners with meticulous attention to detail and exceeding building regulation in force at the time, Rutland House has the appearance of a period property with all the comforts and benefits of modern living.

Benefiting from Gas Central Heating and uPVC double glazed windows, which have been recently re-fitted with sash openings to echo the period feel and to retain authenticity.

Abutting the neighbouring property, The house was built in the position of the original house to maintain the historic street view and has been continuously improved and lovingly maintained throughout. Under a tiled canopy, the front door leads into the spacious entrance hall with re-fitted guest wc off, wood effect tiled flooring, doors into the ground floor rooms and a staircase rising to the first floor.

Off the hall to the right the spacious and beautifully presented lounge has an understairs storage cupboard, a magnificent brick built inglenook fireplace with oak beam and open grate; two windows overlooking the front and a French door providing views of the garden.









The magnificent dining kitchen lies at the end of the hall and has been stunningly refitted with a range of oak fronted base and wall units with newly replaced Corian worktops and integrated appliance including a dishwasher, microwave and a Rangemaster Pro gas cooker with double oven, 6 ring hob and a cooker hood over. There is ample space for a large family dining suite, dual aspect windows to the side and rear and a French door providing views of the garden and access onto the patio. The utility room off is fitted to the same standard and has ample space for white goods and an external door onto the patio.

The upstairs space is larger than the ground floor as it extends over the archway into the rear garden making it ideal for a larger or extended family. The large “L” shaped feature landing provides access to the first floor accommodation.

Bedroom 1 is a generously sized double room with dual aspect windows to the front and rear, a range of quality fitted wardrobes and a door into the en-suite.

The tiled en-suite has been beautifully refitted with a modern suite comprising a toilet, sink and walk-in shower enclosure.

Bedroom 2 at the other end of the landing has dual aspect windows to the side and rear and ample space for a double bedroom suite

Bedrooms 3 and 4 are also generously spaced double bedrooms with windows overlooking the front whilst bedroom 5 is a good sized single room which is used by the current owners as an office/work from home space.

The tiled family bathroom with a modern suite comprising a toilet, sink, bath and walk-in shower enclosure completes the accommodation.

OUTSIDE

The gardens are a massive feature of the property. A small neatly kept flower bed style front garden is separated from the street by a low picket fence.

A gated, block paved driveway sweeps down the side of the house under a broad archway leading to an extensive gravel parking area providing access to a large double garage with light and power and loft storage space.

There is a step up to the patio which has been finished with decorative paving and separated from the drive by a low brick built wall.

Beyond the gravel drive, the large South West facing rear garden has a huge lawn with well-stocked borders and specimen trees providing a high level of privacy from the neighbouring properties.

THE AREA

Formerly farmland on the northern fringe of the village, development commenced on New Zealand Lane during the 19th Century and has grown over the years to create a popular location close to the border with the neighboring town of Syston and convenient for schools, leisure facilities, shops, including an M&S Simply Foods; public houses and restaurants. This long cul-de-sac now enjoys an interesting mix of dwellings

Queniborough is a truly charming and highly desirable North Leicestershire village in the Charnwood district of the county. Despite its increase in size and population over recent years, it has retained the feel of a small semi-rural community.

Built around a traditional village Main Street with a charming mix of properties, many of them ivy clad or having thatched roofs and dating between the 16th and 20th centuries, Queniborough benefits from a highly regarded primary school, a post office and general store, a newsagent, hairdressing salon, a traditional butcher, and 2 well-regarded pubs.

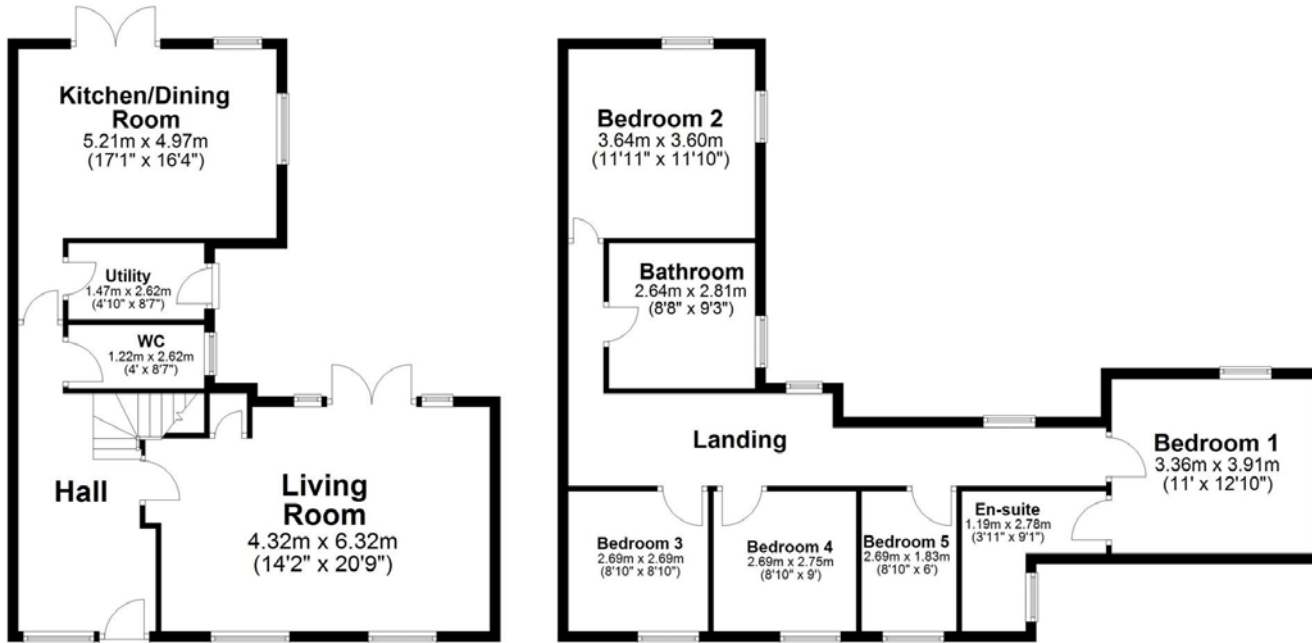
Dating back in part to the 13th century and thought to have one of the finest spires in the county, St. Mary's parish church sits on the eastern fringe of the village. Queniborough remains popular today with both local buyer and those from further afield.





Floorplans

For identification purposes only.



Useful Information

Tenure Freehold

Drainage Mains

Council Tax Band E

Local Authority Charnwood District Council

Heating Gas Central Heating

Available Broadband - standard - superfast . See ofcom broadband checker



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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