



36 Avenue Road

Queniborough, Leicester, LE7 3FA

**Offers In Excess Of £440,000**



**IMMACULATELY PRESENTED DETACHED HOME, VILLAGE LOCATION !!!!!**

Set in the popular village of Queniborough this immaculately presented home is a must view for potential buyers. The flexible living space comprises of, entrance hall, a spacious living-kitchen-diner with integrated appliances, snug/bedroom four, utility room and a wc to the ground floor. To the first floor is a master bedroom with en-suite, two further good size bedrooms and a spacious four-piece family bathroom. The property also benefits from gas central heating, upvc double glazing, garage and off road parking, Viewing is strictly by appointment only.

- Immaculately Presented Detached Family Home
- Popular Village Location
- Living-Kitchen-Diner
- Three/Four Bedrooms
- Two Bathrooms
- Gas Central Heating & Upvc Double Glazing
- Garage & Parking
- EPC Rating C, Freehold, Council Tax Band E



## Location

The property is located in the picturesque Conservation village of Queniborough, Known for its unspoilt village centre and period cottages. The village itself offers a local primary school, parish church, two public houses, a village store/post office and butchers with a wider range of local amenities found at nearby Syston including a railway station .Queniborough is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough.

## The Property

The property is entered via a double glazed composite door leading into.

## Entrance Hall

With oak flooring, recessed spotlighting, integral door to the garage, stairs to the first floor and provides access to the following.

## Living Kitchen-Diner

16'8" x 21'3" (5.09 x 6.50)

Very much the heart of this home and perfect for the those that like to entertain. Kitted out with a fully fitted kitchen and island, with integrated appliances including an induction hob with extractor, built in electric oven, microwave, fridge, freezer, dishwasher and wine cooler, Oak flooring runs throughout with recessed spotlighting, French doors leading onto the garden, and dual aspect windows.

## Snug/Bedroom four

14'8" x 9'8" (4.48 x 2.95)

With oak flooring and window overlooking the garden.

## Utility Room

4'11" x 9'2" (1.52 x 2.81)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The utility room also benefits from a sink and drainer unit, plumbing for a washing machine and a heated towel rail.

## WC

8'8" x 6'5" (2.65 x 1.97)

Fitted with a two piece suite comprising, low level wc and a vanity unit with basin, oak flooring, recessed spotlighting, heated towel rail and storage cupboard housing the tumble dryer.

## The First Floor Landing

5.56 x 1.87

Spacious landing with built in wardrobes, loft hatch and velux windows, currently being used as a study by the current owners.

## Bedroom One

16'4" x 9'7" (5.00 x 2.93)

With built in wardrobe and chest of draws and door leading to the ensuite.

## En-suite

5'10" x 9'7" (1.80 x 2.94)

Fitted with a three piece suite comprising, low level wc, his and hers sinks with vanity units and a walk in shower.

## Bedroom Two

11'0" x 10'11" (3.36 x 3.33)

With velux window.

## Bedroom Three

10'4" x 12'1" (3.15 x 3.70)

With window to the front aspect and built in wardrobe.

## Bathroom

10'11" x 7'3" (3.35 x 2.23)

Fitted with a four piece suite comprising, low level wc, vanity unit with mounted basin, free standing bath and a walk in shower.

## Outside

The front of the property is tarmacked and provides off road parking.

To the side is a mature, well stocked garden with patio areas, artificial lawn and fenced boundaries.

## Garage

17'0" x 9'2" (5.20 x 2.81)

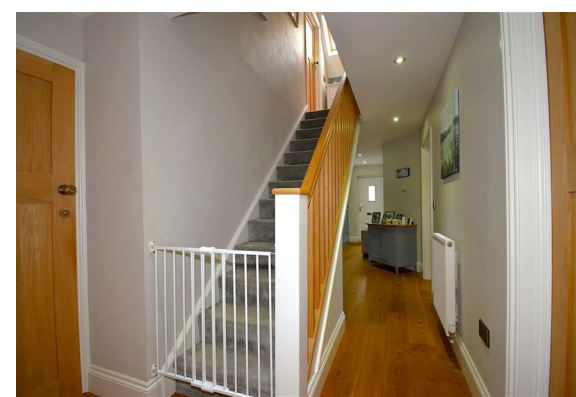
With power, light and roller shutter door.

## Services

The property benefits from mains, gas, water, electric & drainage.

Internet-standard-super & ultrafast see checker.ofcom.org.uk for more details.

Mobile- see Ofcom checker for more details, checker.ofcom.org.uk



## Floor Plan



## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

