



Main Street | | Queniborough | LE7 3DA

Asking price £289,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Set at the heart of one of the most desirable and picturesque roads in the county, this charming mid terraced cottage boasts a perfect blend of character features with modern convenience. Having been significantly upgraded by the current owner, the property has a luxury re-fitted shower room and kitchen, along with three bedrooms and a lovely living room with bay window. The property is immaculately finished throughout and enjoys GCH, Upvc DG and a large rear garden. There are numerous countryside walks nearby with two character village pubs a few yards away, making this an idyllic place to live for those seeking an escape to the country.

Attractive Mid-Terrace Cottage
Sympathetically Upgraded
Throughout

Three Bedrooms
Lounge with Bay Window
Large Rear Garden

Highly Desirable Address
Many Character Features
Luxury Re-Fitted Shower Room
Re-Fitted Dining Kitchen
GCH and Upvc DG

Entrance Hall

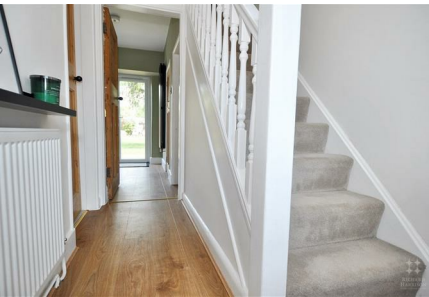
A spacious hallway with decorative glazed composite front door, picture rails, laminate flooring and a spindle and banister staircase rising to the first floor.

Lounge

A beautifully appointed room, with a feature chimney breast recess and alcove shelving, picture rail and a bay window to the front enjoying the picturesque street scene of the village. There is a bespoke made cupboard and ample space for living room furniture.



"An idyllic setting at the heart of the Village"



Dining Kitchen

Offering a good amount of space for a dining table and chairs, enjoying a wonderful view of the garden through Upvc French Doors, the kitchen also has a superb range of stylish units finished in a classic shaker style, with square edged worktop and tiled splashbacks. There is space for cooker, with extractor hood above, integrated dishwasher and fridge/freezer and washer/dryer. There is wood laminate flooring, a window to the rear and a useful under stairs pantry cupboard and additional store cupboard with wall mounted GCH boiler.

First Floor Landing

Offering access to -

Bedroom 1

A particularly large room with window to the front, feature cast iron fireplace, picture rail and ample space for double bed.

Bedroom 2

A spacious double bedroom with picture rail, laminate flooring and a window to the rear enjoying a view over the rear garden.

Bedroom 3

Currently used as a home office, this bedroom has a window to the front elevation.

Shower Room

Featuring a stylish luxury fitted suite comprising low level flush w/c, vanity wash hand basin and corner shower cubicle with wall mounted shower.

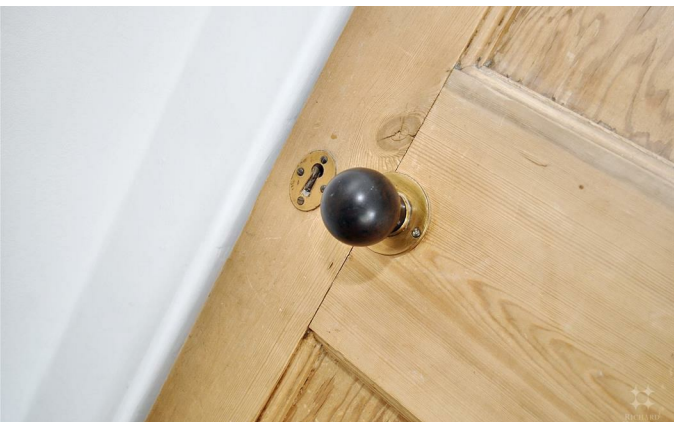
Outside

The property sits at the heart of the old part of the village, with an on street public parking area to the front. There is a lovely small front garden, side access passage shared with a neighbour, the rear garden is surprisingly large with a lawn, planted borders and outhouse/w/c.

The Area

Queniborough is a charming and historic village, nestled in the Leicestershire countryside, offering a perfect blend of rural tranquility and convenient access to local amenities. The village has two pubs, a primary school and many community activities. The village is well placed for the A607, A46 and ease of access to nearby Melton Mowbray, Leicester and Loughborough.

Extra Information



To check the Internet and Mobile coverage you can use the following link:
https://checker.ofcom.org.uk/en_gb/broadband-coverage
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

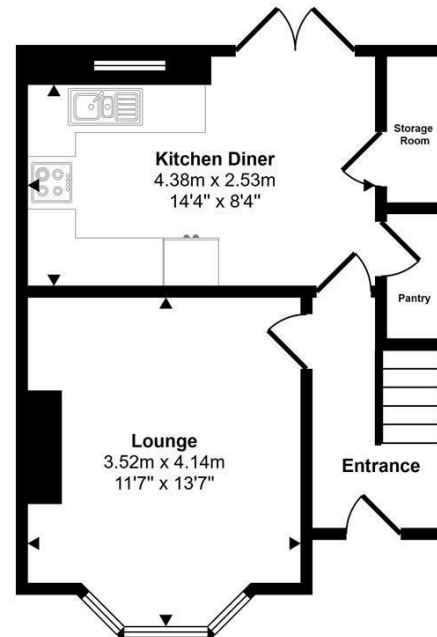


"Boasting an array of character features"

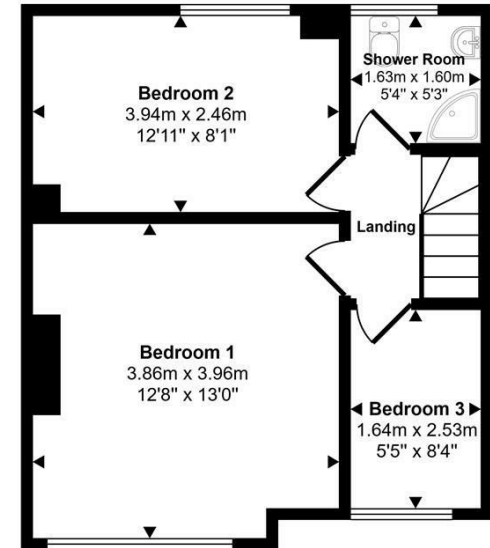




Approx Gross Internal Area
71 sq m / 762 sq ft

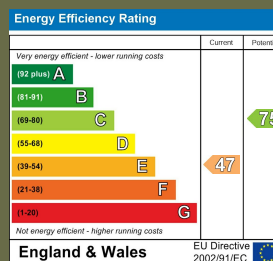


Ground Floor
Approx 34 sq m / 370 sq ft



First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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