



Main Street | Queniborough | LE7 3DA

Asking price £279,950



RICHARD
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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

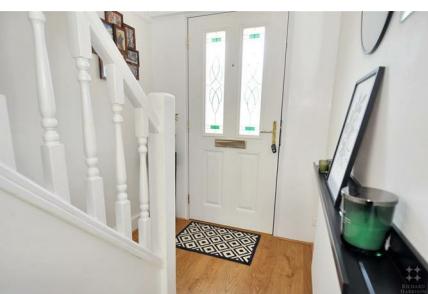
A spacious hallway with decorative glazed composite front door, picture rails, laminate flooring and a spindle and banister staircase rising to the first floor.

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.

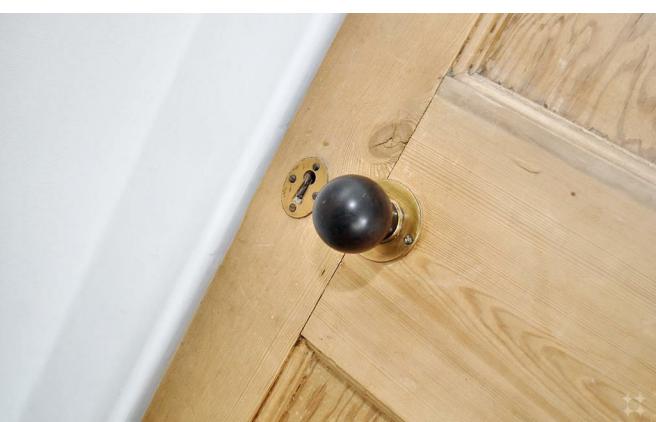
Outside

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



- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelio Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



"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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		75
(81-91) B		
(61-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Ground Floor

- Kitchen Diner**
4.38m x 2.53m
14'4" x 8'4"
- Lounge**
3.52m x 4.14m
11'7" x 13'7"
- Storage Room**
- Pantry**
- Entrance**

First Floor

- Bedroom 2**
3.94m x 2.46m
12'11" x 8'1"
- Bedroom 1**
3.86m x 3.96m
12'8" x 13'0"
- Bedroom 3**
1.64m x 2.53m
5'5" x 8'4"
- Shower Room**
1.63m x 1.60m
5'4" x 5'3"
- Landing**

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