



JAMES
SELICKS

6 LONG ROW COTTAGES
QUENIBOROUGH, LEICESTERSHIRE

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6 Long Row Cottages

Queniborough Road
Queniborough
Leicestershire
LE7 3DG

Formerly two cottages, now forming one character cottage with a beautiful south-westerly facing garden. The property offers a wealth of original features including heavily beamed ceilings.

Sitting room | cloakroom | dining room | kitchen | conservatory | three bedrooms | bathroom | deep, lawned gardens | single garage (located on Th Banks) | EPC - C

LOCATION

Queniborough is popular due to the quality and many historic buildings together with excellent local schooling both in the state and private sector, parish church, popular public house and village shop. A wider range of amenities are available in nearby Syston, Loughborough and Leicester.

ACCOMMODATION

The property is entered via a timber front door with a window to the side leading into the dining room, having exposed ceiling beams and housing the stairs to the first floor with a useful understairs storage cupboard beneath. The ground floor cloakroom provides a white two piece suite. The sitting room has a part polished, horse shoe shaped fireplace with an inset gas living flame effect fire and pine surround, exposed ceiling beams, a uPVC double glazed window to the front and double doors to the conservatory. The kitchen has a range of eye and base level units, a stainless steel one and a quarter bowl sink, plumbing for automatic washing machine

and dishwasher, enclosed Vaillant boiler, a uPVC double glazed window to the rear elevation and a further double glazed Velux rooflight. The conservatory is of brick and uPVC construction with double doors leading onto the rear garden.

To the first floor is a landing with a uPVC double glazed window to the front. The master bedroom has built-in wardrobes with cupboards and drawers and a uPVC double glazed window to the front. Bedroom two has built-in wardrobes, drawers and a uPVC double glazed window to the rear. Bedroom three has a uPVC double glazed window to the rear. The bathroom has a three piece suite comprising a low flush WC, pedestal wash hand basin and a corner bath with shower over, built-in airing cupboard and a uPVC double glazed window to the front.

OUTSIDE

To the rear of the property are beautiful, south-westerly facing gardens with paved patio areas, shaped lawns with mature trees and shrubs, a timber shed and side access to the front. A single garage is located just up the road, off The Banks.

DIRECTIONAL NOTE

Proceed out of Leicester via the Belgrave Road as signposted to Syston onto the A46 where take the first exit into Syston. At the next roundabout take the second exit as signposted into Queniborough. Continue into the village via Rearsby Road, at the crossroads bear left onto Queniborough Road, where the property can eventually be located on the right hand side, clearly indicated by the Agent's For Sale sign.

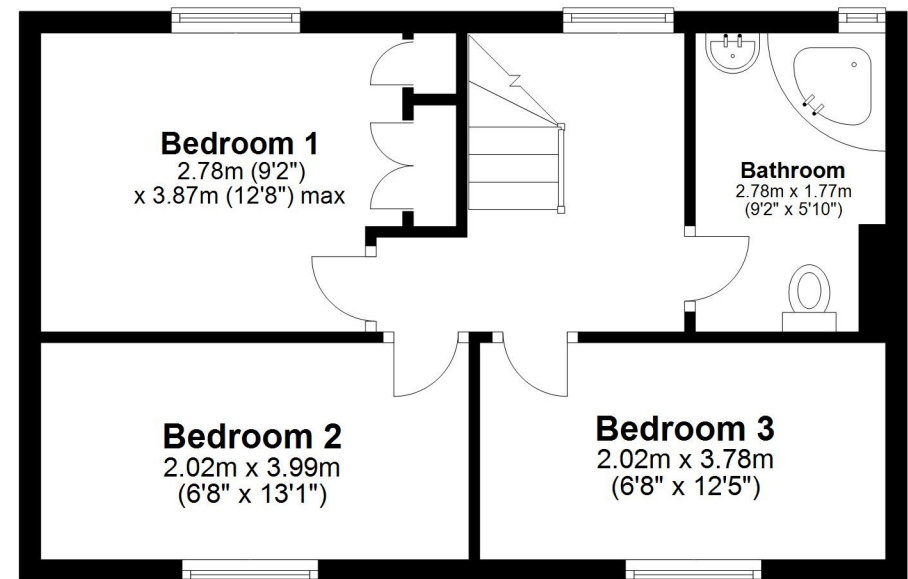
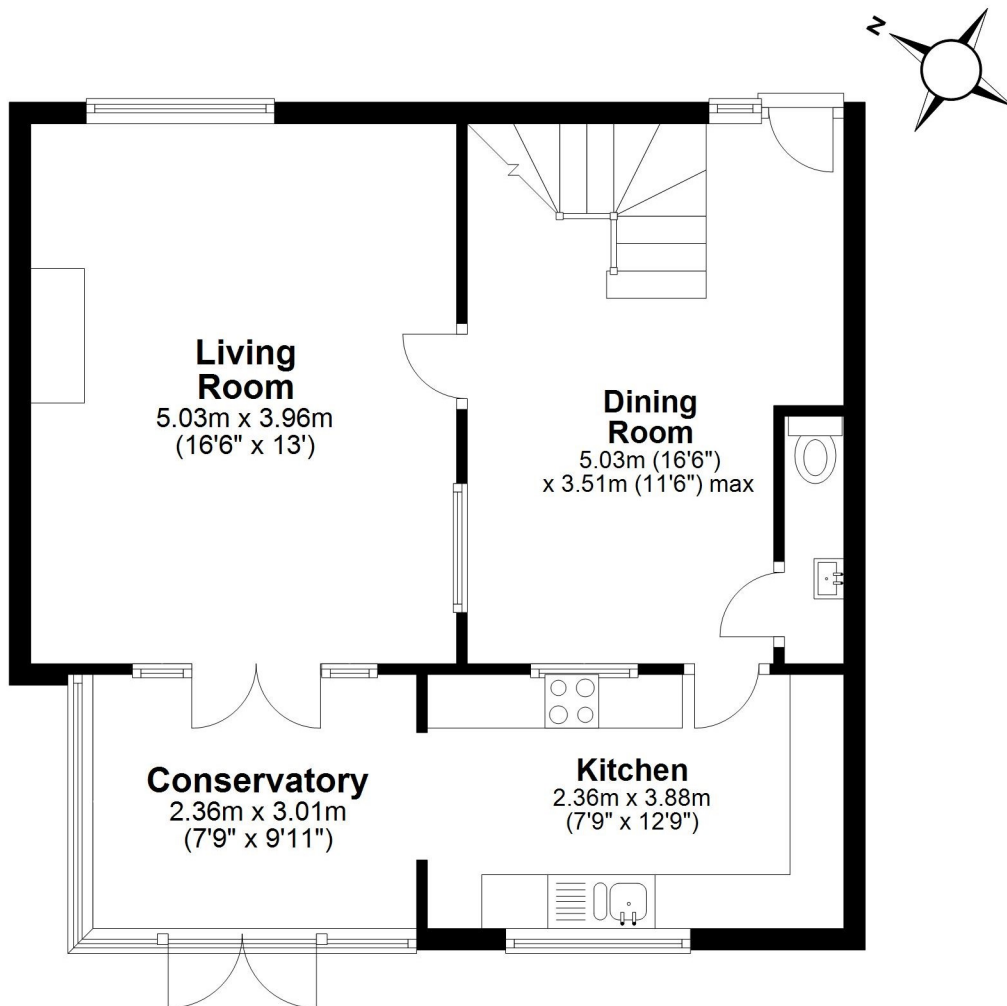
TENURE: Freehold

LOCAL AUTHORITY: Charnwood

TAX BAND: D







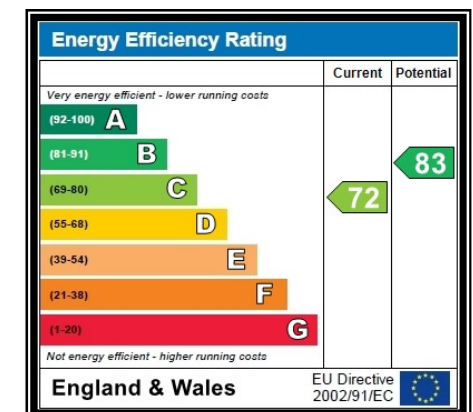
6 Long Row Cottages, Queniborough Road, Queniborough, Leicestershire LE7 3DG

Total Approximate Gross Internal Floor Area = 1010 SQ FT / 93 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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