

THE STANDINGS

QUENIBOROUGH, LEICESTERSHIRE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



The Standings

Springfield Farm
Main Street
Queniborough
Leicestershire LE7 3DB

Converted in 1987, an attractive three/four bedroom detached home offering spacious accommodation located opposite the church in this picturesque Leicestershire village. The property which is being offered for the first time to the open market has been well looked after by the original owners but it is now considered that some improvements could be made through general modernisation. The property retains a wealth of original features including exposed brickwork, beams and vaulted ceilings, boasts views over open paddock land to the rear.

Entrance hall | cloakroom | utility room | sitting room | dining kitchen | dining room / fourth bedroom | three bedrooms | en-suite | bathroom | front and rear gardens | double garage | large shed | EPC-D

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, two popular public houses and village shop. A wider range of amenities are available in nearby Syston, Loughborough and Leicester.

ACCOMMODATION

The property is entered via a front door with glazed lights adjacent leading into the entrance hall which houses the airing cupboard and a cloakroom providing a low flush suite and having a window to the rear elevation. A utility room provides a range of eye and base level units, tallboy units housing the Worcester Bosch wall mounted boiler, stainless steel sink and drainer unit, part tiled walls, ample white appliance space, quarry tiled flooring, door and window to the rear elevation. The large sitting room enjoys a dual aspect with two windows to the front elevation, one to the side and three large windows to the rear elevation overlooking the garden, exposed ceiling beams, a feature brick fireplace with oak mantel and inset contemporary gas living flame effect fire. The spacious dining kitchen has a good range of farmhouse eye and base level units and drawers by Smallbone, glazed display cabinets, ample tiled preparation surfaces and tiled splashbacks, sink and drainer unit with mixer tap above, inset Philips hob with hidden canopy extractor over, integrated Philips oven and grill, integrated fridge and dishwasher, ceiling spotlights, window to the side, exposed brickwork and quarry tiled flooring.





Steps lead down to a large dining area; this whole room has a light and airy feel by virtue of the high vaulted ceiling with exposed beams, King post truss, Velux rooflight and large windows and French doors leading onto the rear garden.

A hallway leads to the bedroom accommodation with the master having two windows to the side elevation, bedroom two a window to the side, built-in cupboard and an en-suite with a three piece suite comprising corner shower cubicle, pedestal wash hand basin and low flush WC, window to the side. A family bathroom provides a three piece suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low flush WC and part tiled walls. Bedroom three has a built-in corner cupboard and a window to the side elevation. The accommodation is completed by bedroom four which has a window to the side elevation.

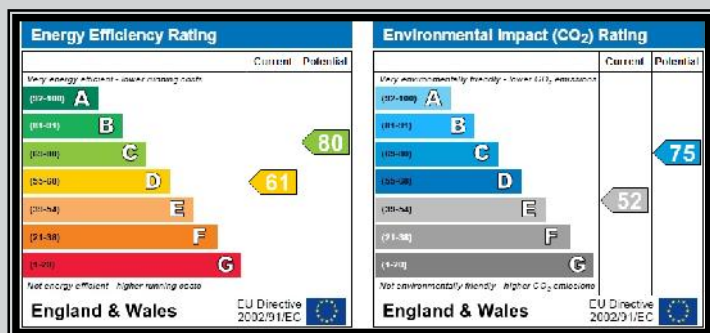
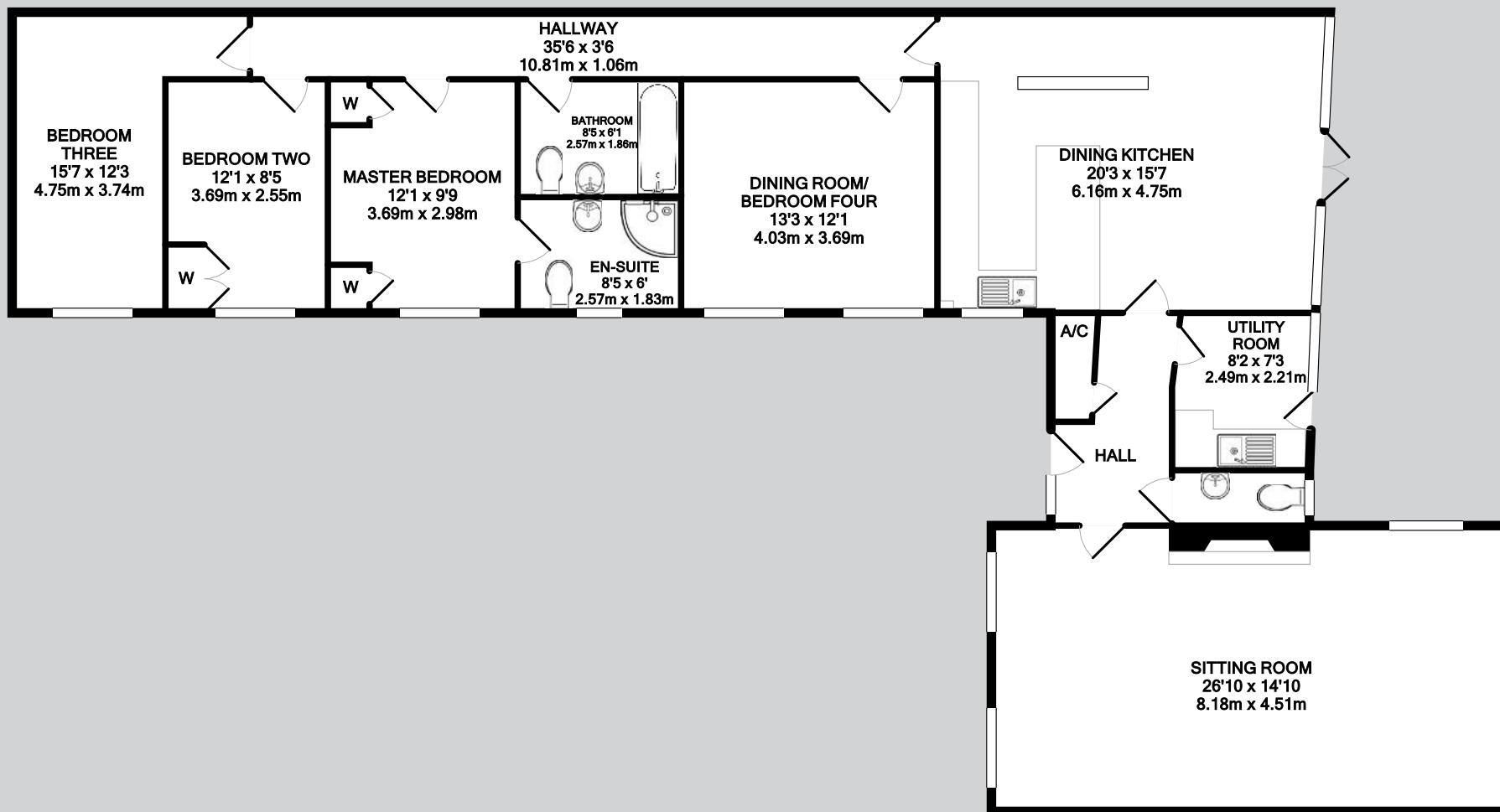


OUTSIDE

The property enjoys a large block paved driveway providing ample off street car standing and giving access to the double garage. To the front of the property is a small walled garden with plants and shrubs. To the rear are beautiful gardens, mainly laid to lawn with a patio entertaining area, two personal gates, a large shed, fenced and hedged boundaries and stunning views over open countryside.

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 eventually becoming Main Street, where the property can be located on the right hand side.



The Standings, Springfield Farm, Main Street, Queniborough LE7 3DB

Total Approximate Gross Internal Floor Area

House = 1600 SQ FT / 148.6 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.