

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Downstairs WC

Lounge & Family Area  
25'10x17'11 (7.87mx5.46m)

Breakfast Kitchen  
15'9x9'9 (4.80mx2.97m)

Dining Room  
11'10x11'9 (3.61mx3.58m)

Utility Room

Main Bedroom  
17'2x11'9 (5.23mx3.58m)

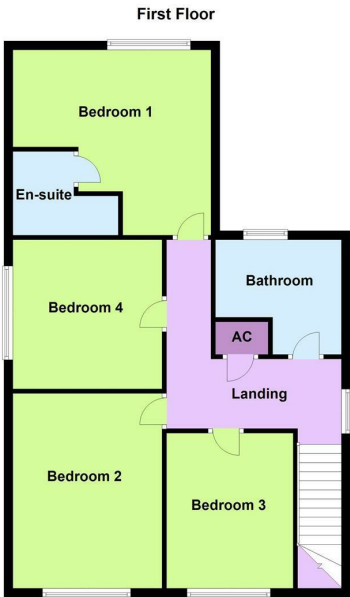
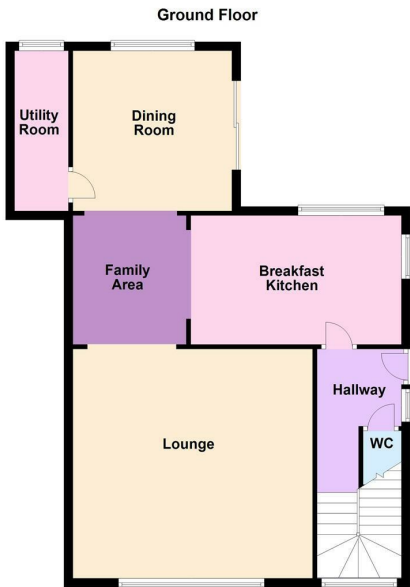
En-suite Shower Room

Bedroom Two  
14x11'8 (4.27mx3.56m)

Bedroom Three  
11'5x9'10 (3.48mx3.00m)

Bedroom Four  
11'5x8'9 (3.48mx2.67m)

Family Bathroom



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road, Blaby, Leicestershire, LE8 4DW  
Telephone: 0116 277 2277 • Email: [blaby@nestestateagents.co.uk](mailto:blaby@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 277 2277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



Freshlands Little Lane, Leire, Leicestershire, LE17 5HH  
£425,000



# OVERVIEW

- Detached Family Home Situated In A Beautiful Village
- Solar Panels - Owned Outright
- Occupying A Prominent Position
- Views Over The Church To The Front
- Ample Foregarden & Gated Driveway
- Enclosed, Non Overlooked Rear Garden
- Entrance Hall, Downstairs WC, Breakfast Kitchen & Utility Room
- Lounge, Family Area & Separate Dining Room
- Four Bedrooms, Bathroom & En-Suite Shower Room
- Energy Rating C

## LOCATION LOCATION....

Leire is a beautiful, small village approximately five miles away from Lutterworth and just three miles from Broughton Astley. There are two public houses with restaurants, a church, a village hall and a riding establishment. The M1, M6 M69 and A5 area all within easy reach from making it a convenient location with excellent transport links. The closest train lines are a to Narborough and Hinckley. Education needs are covered with both reputable Primary and High Schools close by. The M1, M6 M69 and A5 area all within easy reach from Frolesworth offering excellent transport links. The closest train lines are a to Narborough and Hinckley.



## THE INSIDE STORY

*Situated in a prominent position in the beautiful village of Leire this wonderful detached family home offers pretty views over the church to the front. With well proportioned accommodation and a generous plot nest believe an internal viewing is essential to truly appreciate. On approach to the property you will be greeted with a gated frontage that has a mature fore garden and a gravelled driveway providing plenty of off street parking. Entering into the hallway there is a staircase leading to the first floor and access into the modern ad essential downstairs WC. The lounge is located to the front aspect of the home and has a fabulous wood floor that continues into the family area which is a flexible space that can be utilised to suit your individual needs. The Separate dining room provides a view over the rear garden and sliding doors to connect you to the patio. The kitchen offers a breakfast area or you could even add a breakfast table and chairs. Fitted with wall and base units, work surface, stainless steel sink drainer, space for a Range cooker and fitted extractor hood. There is space for both an American fridge freezer and plumbing for a dishwasher and further storage as well as space for a washing machine and dryer can be found in the utility room. Travelling up to the first floor a great size landing would allow for a reading nook and there are four double bedrooms, the main bedroom even has its own en-suite shower room. Over in the family bathroom is a white suite comprising of low level wc, vanity wash hand basin and a bath with overhead shower. Externally to the rear there is a real sense of privacy, patio area for outside dining, lawn with borders and established plants, shrubs and trees. There is also a timber building in the garden that would make a fabulous project as it has potential to be a wonderful summer house, gym or bar.*

