

## The Garden House Eaglesfield End, Leire, LE17 5FG



**£450,000**

The Garden House is a unique and spacious three bedroom detached home which is situated in a tucked away position in the popular Leicestershire village of Leire and has the advantage of having a private garden, single garage and ample off road parking. The accommodation comprises of : A spacious entrance hall with a stunning circular staircase, ground floor shower room, lounge with open fire, fitted breakfast kitchen with walk-in pantry, utility room and a conservatory. On the first floor you will find two double bedrooms both having En-suite bathrooms and a single bedroom that has access to the Jack & Jill bathroom. Early viewing is advised to appreciate the location and the scope this home offers.

*Service without compromise*

## Entrance Hall



Step into this spacious entrance hall where you will find a magnificent circular galleried staircase rising to the first floor, laminate flooring and a radiator.

## Shower Room/WC 9'5 x 3'9 (2.87m x 1.14m)



This useful ground floor shower room is fitted with a low level WC, circular wash hand basin set onto a bespoke vanity unit, a large shower enclosure with sliding doors and an obscure glazed window.

## Breakfast Kitchen 16'7 x 14'8 (5.05m x 4.47m)

Fitted with a wide range of shaker style cabinets with complimenting surfaces, stainless steel sink unit, eye-level double oven, electric hob with extractor and an integrated fridge. Bi-folding doors open into the pantry and a window overlooks the garden. A set of French doors give access to the outside.

## Breakfast Kitchen Picture Two



## Pantry 5'8 x 4'8 (1.73m x 1.42m)



This super walk-in pantry is the ideal storage space and is fitted with wooden shelving.

Utility 9'7 x 6'8 (2.92m x 2.03m)



Fitted with tall storage cabinets and space for a washing machine, tumble dryer and fridge freezer. A glazed back door leads to the outside.

Living Room 18'7 x 15'9 (5.66m x 4.80m)



The spacious lounge is L shaped and has dual aspect windows allowing natural light in, there is an open fire, laminate flooring and a door opens into the conservatory.

Conservatory 9'7 x 9'7 (2.92m x 2.92m)



This sunny conservatory can be used all year round and has an electric wall heater, power sockets and a set of French doors open into the garden.

Landing



This rather unique circular galleried landing has an arched picture window allowing lots of natural light to flood in. There is also a useful linen storage cupboard.

**Bedroom One 12'3 x 12'9 (3.73m x 3.89m)**



A double bedroom with built-in mirror fronted wardrobes, dual aspect windows and a radiator. A door opens into the en-suite.

**En-Suite Shower 9'7 x 5'8 (2.92m x 1.73m)**



Fitted with a low level WC, wash hand basin set in a vanity unit, corner shower cubicle, radiator.

**Bedroom Two 10'3 x 9'8 (3.12m x 2.95m)**



Double bedroom, a window overlooking the garden and a radiator. A door gives access to the Jack & Jill bathroom.

**Bedroom Three 8'2 x 7'3 (2.49m x 2.21m)**



A single bedroom with a window overlooking the rear garden and a radiator.



## Jack & Jill Bathroom 8'4 x 6'7 (2.54m x 2.01m)



Fitted with a low level flush WC, wash hand basin, a bath and separate shower cubicle. There is a second door leading out onto the landing.

## Single Garage

A gravel driveway provides ample off road parking and leads to a single garage with up & over door to the front.

## Garden



Private aspect with mature trees surrounding giving seclusion, laid to lawn with shrub and flower borders and lovely paved patio area for relaxing and entertaining.

## Outside & Parking

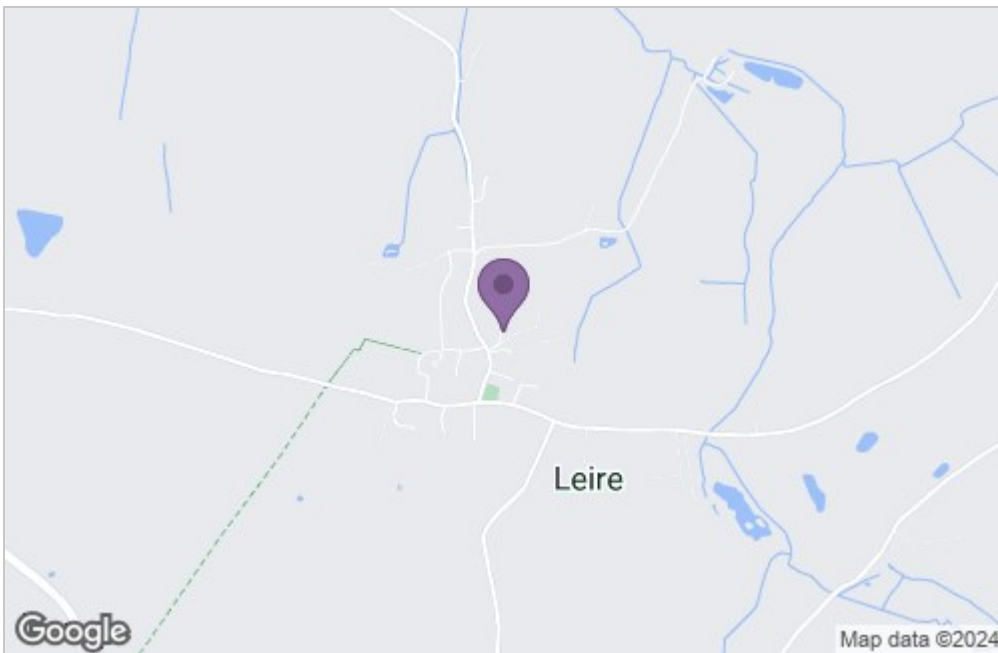


## Floor Plan

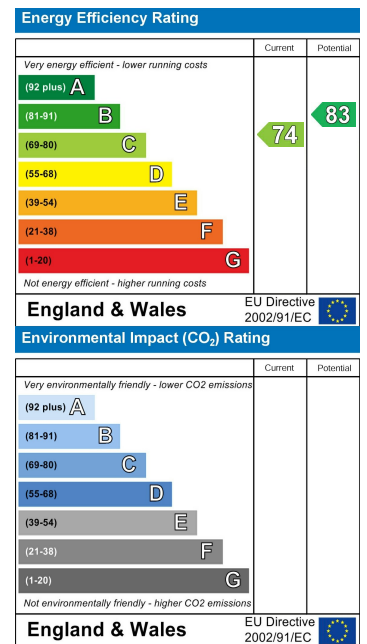


Total area: approx. 168.1 sq. metres (1809.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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