

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

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Room Sizes

Family Room

24'7" x 22'10"

Sitting Room

12'10" x 12'7"

Kitchen/Breakfast Room

18'5" x 12'6"

Study

11'5" x 9'7"

Boot Room/Utility

6'6" x 4'3"

Downstairs WC

Boiler Room

First Floor Landing

Master Suite

12'5" x 11'10"

Walk-in Wardrobe

En-Suite

Bedroom Two

12'11" x 12'9"

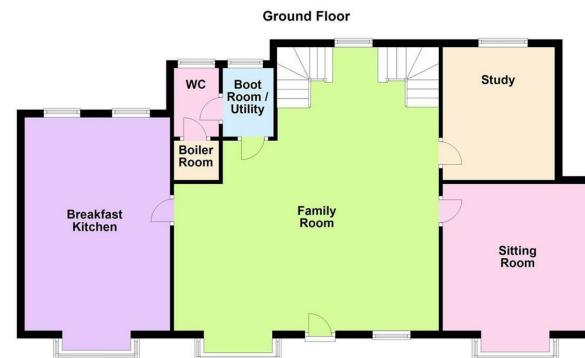
Bedroom Three

15'7" x 11'11"

Bedroom Four

15'7" x 11'4"

Family Bathroom



Eaglesfield Cottage , Leire, Lutterworth LE17 5SF

Offers In The Region Of

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, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Fabulous Unique Character Cottage
- Entrance Area / Family Room
- Sitting Room & Snug / Study
- Country style Breakfast Kitchen
- Boot Room / Utility, Downstairs WC & Boiler Room
- Master Suite With Three Further Double Bedrooms All With Fitted Robes
- Family Bathroom with Double Jacuzzi Bath & Walk In Shower
- Beautiful Landscaped Gardens With Workshop & ORP For Multiple Vehicles
- Potential For Double Garage - Subject To Planning, ORP For Multiple Vehicles
- EER RATING D Council Tax Band F, Freehold

Location Is Everything

Leire is a beautiful, 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 Folesworth offering excellent transport links. The closest train lines are a to Narborough and Hinckley.



Inside Story

Eaglesfield Cottage is a pretty, enchanting period home with the main part of the cottage believed to date back to the 1700's. Charming with a wealth of character this wonderful family home has been sympathetically restored by its current owners with features that include, sash windows, wooden beams, open fireplaces with log burners & stone floors. On approach to the home you will be greeted with electric double gates into the garden. Stunning & south facing with a real sense of privacy there is ample secure parking, a workshop & potential for a double garage subject to local planning consents. This impressive outdoor space has been landscaped with a manicured lawn area, decorative gravel & a patio for outside dining. Your journey begins as you step into the hallway. The split balustrade staircase leads to the first floor, the family room offers versatile living, it has beamed ceiling, impressive sandstone floor, bay window to the front elevation, log burners at both ends of this stunning room. The Sitting Room has a beautiful open fireplace & a bay window to the front aspect, the room to relax & unwind at the end of a busy day. The study/snug is a fabulous space to adapt. Further doors lead off into the Boot room and essential for any family the downstairs wc, having a high flush toilet, pedestal wash hand basin & access into the boiler. The kitchen has an excellent range of wall & base units with granite worktops, island with storage units, Range-master cooker, extractor hood, built in dishwasher, Belfast sink, tiled floor beamed ceiling, & a courtesy door to the side. Rising to the first floor, the split-level staircase leads to the well-proportioned double bedrooms. The Main suite has a walk-in wardrobe & en-suite. The further three bedrooms are all double rooms. The family bathroom offers a Jacuzzi bath, shower cubicle, wash hand basin, low flush wc, tiled flooring & Velux windows. Externally to the rear is a delightful wrap around courtyard.

