

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
13' x 13' (3.96m x 3.96m)

Dining Room  
12'3 x 10'11 (3.73m x 3.33m)

Dining Kitchen  
18'6 x 7'10 (5.64m x 2.39m)

Rear Lobby

Downstairs Cloakroom  
3'09 x 5'08 (1.14m x 1.73m)

Sun Room/Bedroom Four  
11'03 x 7'10 (3.43m x 2.39m)

Landing

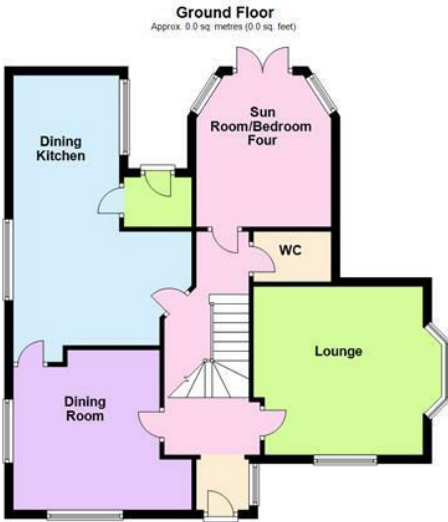
Bedroom One  
13' x 13' (3.96m x 3.96m)

En suite  
3'07 x 8'10 (1.09m x 2.69m)

Bedroom Two  
13'5 x 10'11 (4.09m x 3.33m)

Bedroom Three  
11'11 x 7'7 (3.63m x 2.31m)

Bathroom  
7'11 x 5'07 (2.41m x 1.70m)



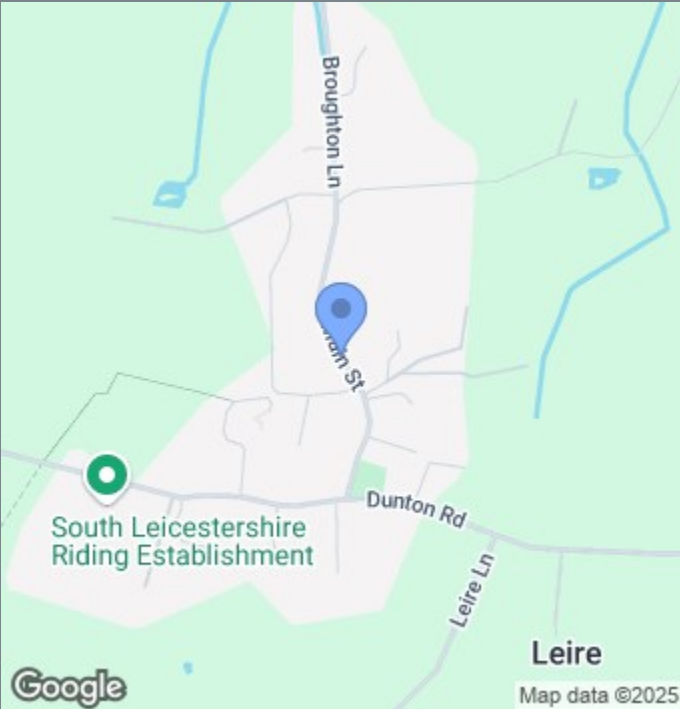


# OVERVIEW

- Beautiful Home Dating Back To The 1800's
- Fabulous Village Location
- Entrance Hall & Dining Kitchen
- Lounge, Dining Room & Downstairs Cloakroom
- Sun Room/Bedroom Four & Family Bathroom
- Three Bedrooms & Primary En Suite
- Driveway & Garage
- Enclosed Garden With Outside Bar
- Viewing Is A Must
- EER - E, Freehold, Tax Band - E

# LOCATION LOCATION....

Leire is a charming and picturesque village located in Leicestershire, known for its rich history and tranquil rural setting. Nestled amidst rolling countryside, the village offers a peaceful and idyllic lifestyle, making it an ideal place for those seeking a break from the hustle and bustle of city life. Leire is home to a number of historic landmarks, including the beautiful St Peter's Church, which dates back to the 12th century and features stunning architectural details. The village also boasts a strong sense of community, with local events and activities that bring residents together. With its scenic surroundings, historic charm, and friendly atmosphere, Leire is a wonderful place to call home for those who appreciate the beauty of rural living.



# THE INSIDE STORY

Nestled in the heart of a highly sought-after village, this enchanting detached home, dating back to the 1800s, offers a perfect blend of historic charm & modern comfort. As you step through the entrance, you are greeted by a welcoming hallway adorned with elegant tiled flooring that sets the tone for the rest of the home. The lounge, with its dual aspect windows, bathes the room in natural light & features a cosy open fire, creating a warm & inviting atmosphere that is perfect for relaxing evenings. The dining kitchen is a culinary enthusiast's dream, boasting solid maple cabinets with pewter handles, solid oak worktops, a Belfast sink & a charming seating area where you can enjoy casual meals or a morning coffee. For more formal occasions, the dining room provides an elegant setting with ample space for hosting dinner parties & celebrations. The sun room, currently used as a fourth bedroom by the owners, offers a versatile space filled with sunlight. A convenient downstairs cloakroom adds practicality & ease to daily living. The dog leg staircase leads to a spacious landing, ingeniously transformed into a home office, providing a quiet & inspiring place to work from home. The primary bedroom features an en suite, offering a private retreat with all the necessary amenities. The two additional bedrooms are beautifully finished, each with its own unique charm & character. The family bathroom is a sanctuary of relaxation, complete with a roll-top claw foot bath, WC & wash hand basin, providing a spa-like experience in the comfort of your own home. Outside, the property boasts a generous driveway & an enclosed walled garden, perfect for entertaining guests or enjoying a quiet afternoon in the fresh air. The garage offers ample storage & a bar at the rear adds a delightful touch for hosting gatherings, making it an ideal spot for socialising with friends & family. This home combines timeless elegance with contemporary living & should be viewed.

