

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
11.2 x 18.1 max (3.35m.0.61m x 5.49m.0.30m max)

Dining Room
10.7 max x 17.7 max (3.05m.2.13m max x 5.18m.2.13m max)

Study/Playroom
8.9 x 7.5 (2.44m.2.74m x 2.13m.1.52m)

Kitchen/Diner
17.3 x 11.9 (5.18m.0.91m x 3.35m.2.74m)

Downstairs wc

Bedroom 1
12.10 max x 24.4 max (3.66m.3.05m max x 7.32m.1.22m max)

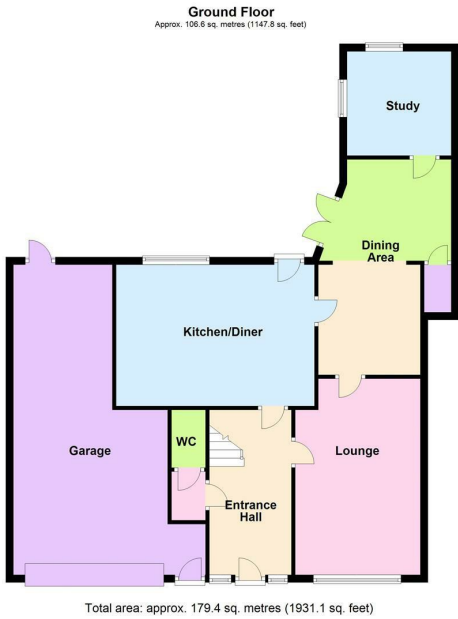
Master Ensuite
16'0" x 27'6" (4.9 x 8.4)

Bedroom 2
11.2 max x 12.2 max (3.35m.0.61m max x 3.66m.0.61m max)

Bedroom 3
11.2 max x 12.0 max (3.35m.0.61m max x 3.66m.0.00m max)

Bedroom 4
7.2 x 74 (2.13m.0.61m x 22.56m)

Family Bathroom
7.1 x 8.5 (2.13m.0.30m x 2.44m.1.52m)



OVERVIEW

- Quiet village location with local amenities nearby
- Lounge, Dining Room, and Study/Playroom
- Kitchen Diner with modern appliances
- Downstairs WC
- Four spacious Bedrooms (3 double, 1 single)
- Master bedroom with En-Suite Bathroom
- Family Bathroom
- Extensive driveway with ample parking and garage
- Beautiful rear garden with patio area
- Council Tax Band D, EPC Rating C

LOCATION LOCATION....

Leire is a charming and picturesque village located just a short distance from the market town of Lutterworth, making it an ideal location for those seeking a peaceful rural lifestyle with easy access to local amenities. The village is known for its beautiful countryside views, welcoming community, and a rich history that dates back to medieval times. Leire offers a tranquil environment with a blend of traditional cottages and modern homes, creating a perfect setting for families and individuals alike. The village is well-connected, with good road links to Lutterworth, Rugby, and other nearby towns, making commuting and accessing services convenient. Residents can enjoy the nearby countryside for outdoor activities, as well as the convenience of local shops, schools, and excellent transport connections to larger cities. Leire truly offers the best of village living, with a welcoming atmosphere and close proximity to essential amenities.



THE INSIDE STORY

Nestled in a sought-after village location, this delightful 4-bedroom detached family home offers spacious living areas, a beautiful rear garden, and a wealth of versatile spaces ideal for modern family living.

As you approach the property, you are greeted by an extensive driveway, providing ample parking for multiple vehicles, as well as a garage offering additional storage or parking. The front entrance opens into a welcoming hallway, leading to the inviting lounge, perfect for relaxation. Adjacent to the lounge is a bright and airy dining room, ideal for family meals and entertaining guests. A study/playroom offers additional flexibility, whether you need a home office or a space for the children to enjoy. The generous kitchen diner is a real highlight, offering plenty of space for cooking and dining, with a range of modern appliances and ample storage. A convenient downstairs WC adds practicality to the ground floor.

Upstairs, the first floor features three well-proportioned double bedrooms and one single bedroom, ensuring plenty of space for the whole family. The master suite benefits from its own en-suite shower room for added comfort and privacy. A family bathroom serves the remaining bedrooms, offering both convenience and style.

The rear garden is a true gem, beautifully landscaped with a well-maintained lawn and a patio areas, providing a peaceful retreat for outdoor dining, gardening, or simply relaxing in the sun.

This property is perfect for families looking for a spacious home in a tranquil village setting, with excellent local amenities and transport links just a short distance away. Don't miss the opportunity to make this wonderful family home your own!

