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# nestegg

## FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

#### Lounge

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

#### 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)







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

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 he 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 cu 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.

7 Frolesworth Road, Leire, LE17 5HJ Offers Over £563,500

## **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!







