



16 St Margarets Drive, Leire, Lutterworth, LE17 5HW

HOWKINS &
HARRISON

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Lutterworth, LE17 5HW

Offers in Excess of: £350,000

A spacious and versatile four/five-bedroom detached family home in the sought-after village of Leire, set on a generous plot with ample off-road parking, double garage and stunning views to the rear.

Features

- Four/five bedroom detached home
- Sought after village location of Leire
- Kitchen/breakfast room
- Lounge & dining room
- Conservatory
- Generous garden
- Sheds with workshop/cabin with power
- Double garage & parking
- Cul-de-sac location
- Energy Rating – E



Location

Leire is an attractive village with the Crab and Cow restaurant, The Queens Arms public house, a church, village hall, and a horse riding establishment. The village is very well positioned for the commuter with the M1, M6, M69 and A5 all within easy reach. Train stations can be found nearby at Narborough and Hinckley. Leire is approximately five miles from Lutterworth and three miles from Boughton Astley, both towns offering a wide range of amenities, including schooling. Rugby train station is just 11 miles away with direct train links to London Euston.



Ground Floor

The property is entered via an entrance porch, through a further door leading into the entrance hall. The entrance hall has doors through to bedrooms three, four and the WC, an opening through to the dining room, and stairs rising to the first floor. The entrance hall also provides internal access to the double garage. The dining area opens through into the lounge providing a light and airy space ideal for sitting and relaxing and formal dining. An exposed brick fireplace creates a lovely focal point. From the lounge is the conservatory, with stone tiled flooring and sliding doors out to the garden. The kitchen/breakfast room comprises an array of wall and base units with roll-top work surfaces. There is plumbing for a washing machine and a one and a half sink and drainer unit. A sliding patio door opens into the garden, and a pedestrian door provides access to the side of the property. On the ground floor there are two bedrooms, both of a good size and having windows to the front aspect.

First Floor

The stairs rise to the first-floor landing with doors to the two bedrooms, family bathroom, WC and study/bedroom five. The master bedroom is a fantastic size, benefitting from a large dressing area with wardrobes and dual aspect windows allowing light to pour in. Bedroom Two is also a double with a double-glazed window to the front. There is an additional room that could easily be a fifth bedroom or a study. Completing the first floor is the shower room and separate WC.

Outside

The property is located down a small cul-de-sac. To the front of the property is a spacious driveway with a section of front garden that could easily be transformed into extra parking if required. The drive leads to the double garage with up-and-over door. To the rear of the property is a generous garden, stretching to the open fields to the rear. There are sheds with a workshop/cabin with power.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact tel: 01455 559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council. Tel: 01858 828282.
Council Tax Band – B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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