



Restview, Dunton Road, Leire, Lutterworth, Leicestershire, LE17 5HD

HOWKINS &  
HARRISON



Restview, Dunton Road,  
Leire, Lutterworth,  
Leicestershire, LE17 5HD

Offers in Excess of: £550,000

This beautifully presented four bedroom property, located in the village of Leire, has many intentional upgrades to include engineered oak flooring, fitted shutter blinds, bi-fold doors in the living room and feature fireplace with wood burning stove, to name but a few. The modern kitchen includes fitted appliances as well a marble work surface and Belfast sink. Outside, the front has ample off road parking and the private rear garden features a large patio area perfect for outdoor entertaining.

#### Features

- Stunning four-bedroom property
- Open plan kitchen/dining/living room
- Feature fireplace and bi-fold doors to garden
- Modern kitchen with integrated appliances
- Dressing room to master bedroom
- Family bathroom and En-suite
- Ample off-road parking
- Private rear garden with large patio
- Lovely village location
- Energy rating-C



## 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 Broughton 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 opens into an entrance porch with a glazed leaded door, with two glazed panels to the side, providing access to a welcoming entrance hall laid with engineered oak wooden flooring. Stairs, with useful storage cupboard beneath, rise to the first floor and doors lead to the ground floor accommodation. The ground floor accommodation is open plan creating a wonderful social space for family or entertaining guests. From the entrance hall a door leads into the living room area, which is light and airy with a large bay window with fitted shutter blinds to the front aspect. The focal point to the room is a brick-built feature fireplace with wood burning stove inset and oak beam above. The living room flows through into the dining area, which has a continuation of the wood flooring from the entrance hall and bifold doors overlooking the rear aspect. The kitchen is accessed from the dining room and maintains the open plan feel and is fitted with a variety of wall and base pale grey shaker style kitchen cabinets and drawers with marble work surfaces over including a breakfast bar. Integrated appliances include a range style oven with extractor fan over and dishwasher along with a Belfast sink. From the kitchen a door leads through to an inner hall with further doors leading to the cloakroom and integral double garage.









## First Floor

A split level galleried landing has doors leading to four bedrooms and the family bathroom. The principal bedroom is fitted with attractive shutter blinds below which are bespoke fitted cupboards. This room also offers a wonderful dressing room with Velux over and fitted with white shaker style wardrobes. A door leads through to a modern ensuite bathroom with Velux window, metro tiling to the walls and fitted with a wall hung wash hand basin, WC, matt black shower enclosure and complementing matt black heated towel ladder. There are three further bedrooms, two of which also overlook the front aspect and feature fitted shutter blinds. The family bathroom is finished to a high standard and is fully tiled throughout with white and grey marble tiling. The suite comprises of a contemporary style bath with washstand over, WC, wall hung wash hand basin inset into a white high gloss vanity unity, chrome heated towel ladder and a walk in glass shower enclosure.

## Outside

To the front of the property there is a gravelled area which leads to a block paved driveway with parking for several vehicles in front of a double garage with electric door. The front garden is mainly laid to lawn with mature shrubs and trees and part enclosed by a dwarf brick wall. A side gate leads to the landscaped rear garden. There is a large patio which runs across the rear of the property and is part enclosed by a low-level wall. The rear garden is mainly laid to lawn with established trees and enclosed by close board fencing.









## 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.

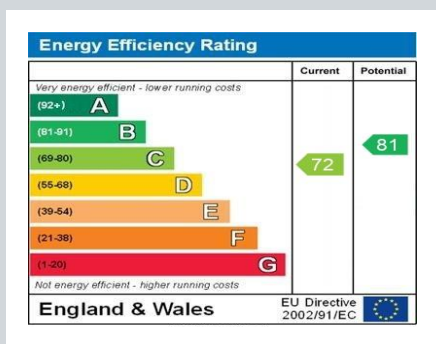
## Services

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 – E.



## Howkins & Harrison

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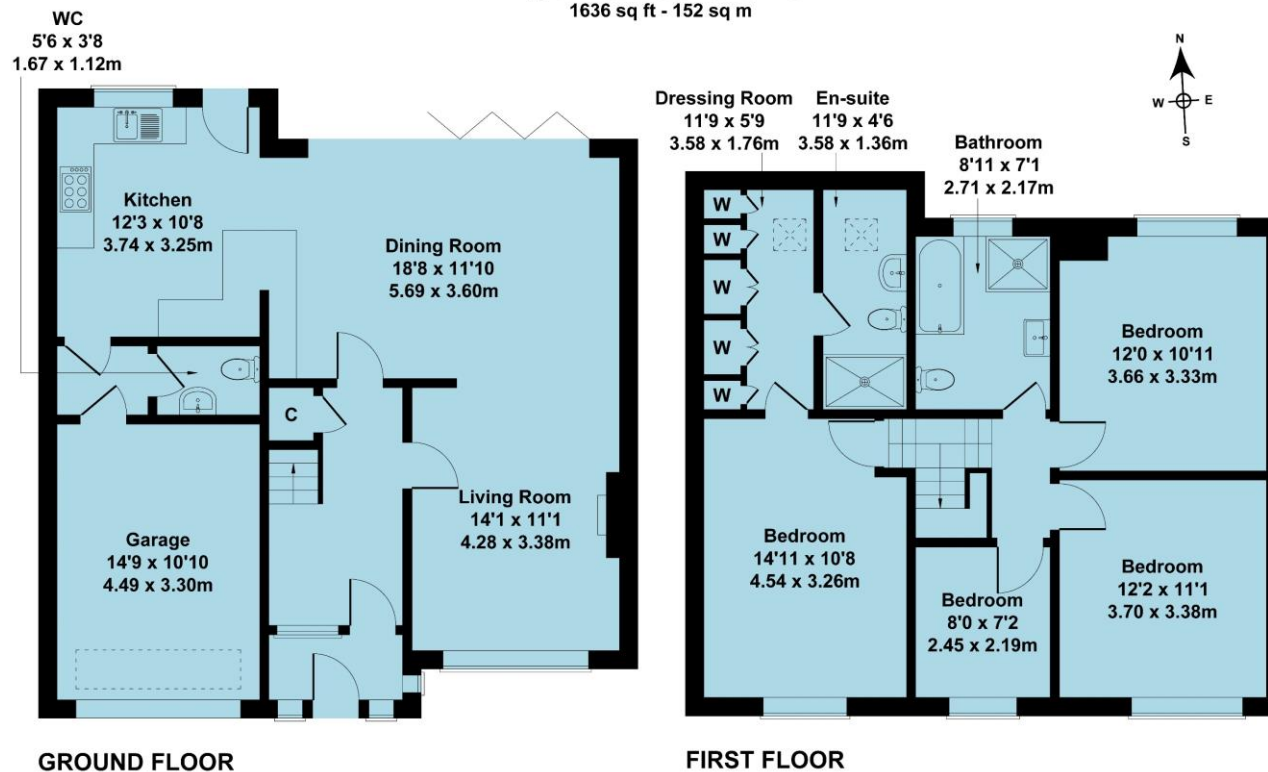
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## Rest View Leire

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.