



Old Hall Farm, Main Street, Leire, Lutterworth, Leicestershire, LE17 5EU

HOWKINS &
HARRISON

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Leire, Lutterworth,
Leicestershire, LE17 5EU

Guide Price: £680,000

A beautifully presented, four bedroom detached period property located in the heart of the popular Leicestershire village of Leire. Full of character and charm, the property has been extended to offer modern day living, with a fabulous spacious open plan living area with vaulted ceilings, a-frame beams and bifold doors providing views over the beautiful landscaped rear gardens.

Features

- Sought after village location
- Four double bedrooms
- En-suite to principal bedroom
- Extended open plan sitting room with a-frame beams
- Bi fold and French doors to the rear garden
- Fabulous landscaped rear garden
- Stable/workshop
- Generous front garden
- Sweeping drive with parking for several vehicles
- Gated drive
- Kitchen breakfast room and separate dining room
- Under floor heating to the sitting room



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

An attractive front door with stained glass panel, accessed from under an oak beamed porch, provides access to a spacious entrance hall with quarry tiled floor and further stained glass window to the side elevation. Stairs rise to the first floor and doors provide access to the ground floor accommodation. The kitchen has dual aspect windows overlooking the front aspect and is fitted with Amtico flooring and numerous wall and base kitchen cabinets, including glass display units and drawers with complementary work surfaces over. Integrated appliances include a Bosch single oven and electric hob, fridge and a Rayburn range cooker, which is currently not in use. There is a complementing table in the dining area to the kitchen and a recess which is ideal for a free-standing appliance such as a fridge/freezer. Overlooking the rear aspect and landscaped gardens, the dining room has French doors and is particularly spacious. There is an exposed timber to the ceiling along with fitted shelves and a wonderful Clearview multi fuel stove inset into the chimney breast. An extension provides a fabulous spacious sitting room, with vaulted ceiling and exposed timbers including an a-frame beam and Velux windows. There is a combination of bi-fold doors and French doors leading to the rear garden, engineered oak flooring with underfloor heating and an attractive log burner on a slate hearth with fitted shelving to one wall. An inner hall has doors leading to a useful utility room with Belfast sink and further wall and base units, along with plumbing for appliances and a separate WC. A further door provides access to the side of the property.





First Floor

A window overlooking the staircase provides plenty of natural light to a split-level landing, which has doors leading to four bedrooms and the family bathroom. Steps lead down to the family bathroom which is fitted with exposed floorboards painted in white. There is tiling to the splashback areas, attractive tongue and groove panelling and a useful storage cupboard. The bathroom suite comprises of a pedestal wash hand basin with mirror over, WC and an enamel ball and claw foot bath with Victorian handheld shower attachment and shower over. The principal bedroom has dual aspect windows overlooking both the front and rear aspects, wood panelled ceiling and an attached shower room with further panelling to the ceiling, wooden flooring, white tiling to the splashback areas, pedestal wash hand basin, shower enclosure and chrome heated towel ladder. There are three further double bedrooms, two of which overlook the rear aspect and one of which has fitted cupboards.



Outside

Double gates provide access to a sweeping gravel drive which provides parking for numerous vehicles. The front is mainly laid to lawn with established flower borders and is bound by a combination of close board fencing and brick-built walls. To the rear of the driveway is a brick-built outbuilding/workshop which is ideal for storage. Gates to either side of the property lead to the rear garden, which has been beautifully landscaped and is mainly laid to lawn, with impeccably maintained borders planted with an array of flowers, herbaceous shrubs and small trees, which include fruit and palm trees. The bi fold doors from the sitting room open out onto a delightful patio area, enclosed by a low level brick wall, which provides an ideal space for outdoor dining and entertaining. To the rear of the garden is a glass greenhouse, adjacent to which is a small vegetable garden currently growing a variety of home grown produce.





Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

Fixtures and Fittings

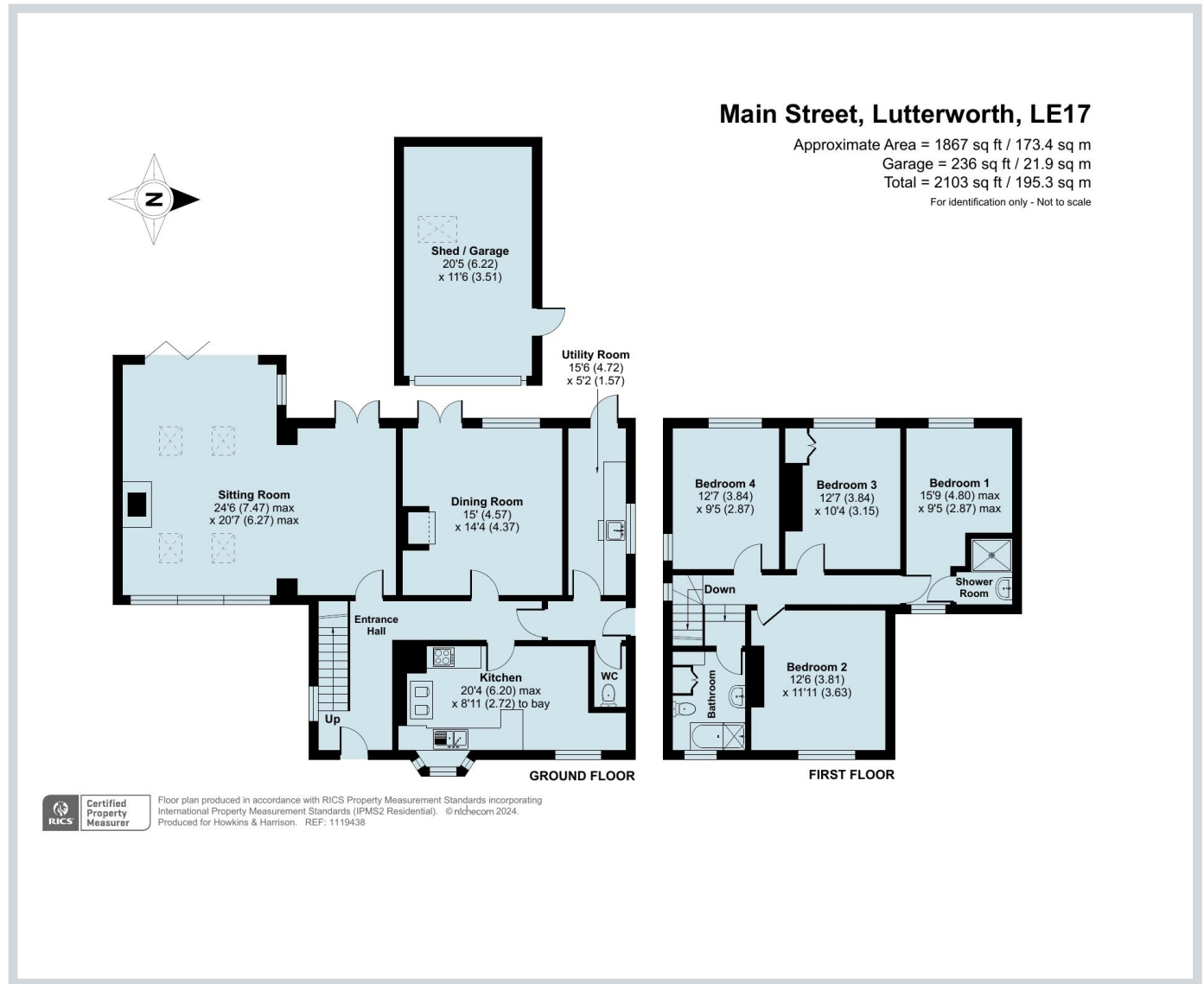
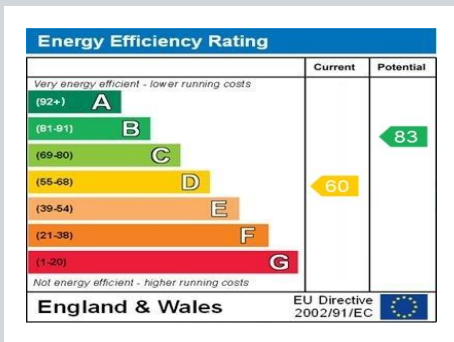
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 01858 828282.
Council Tax Band – F.



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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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