



15 St Margarets Drive, Leire, Lutterworth, Leicestershire, LE17 5HW

HOWKINS &
HARRISON

15 St Margarets Drive,
Leire, Lutterworth, Leicestershire,
LE17 5HW

Guide Price: £460,000

An extended five bedroom detached property with double garage, located in the popular Leicestershire village of Leire. This property benefits from a ground floor bedroom and shower room, open plan kitchen/dining room and a rear garden overlooking open fields.

Features

- Popular village location
- Five well-proportioned bedrooms
- Kitchen/dining room
- Separate living room
- Ground floor bedroom
- Ground floor shower room
- Study
- Generous garden
- Fabulous open countryside views
- Double garage
- Off-road driveway parking

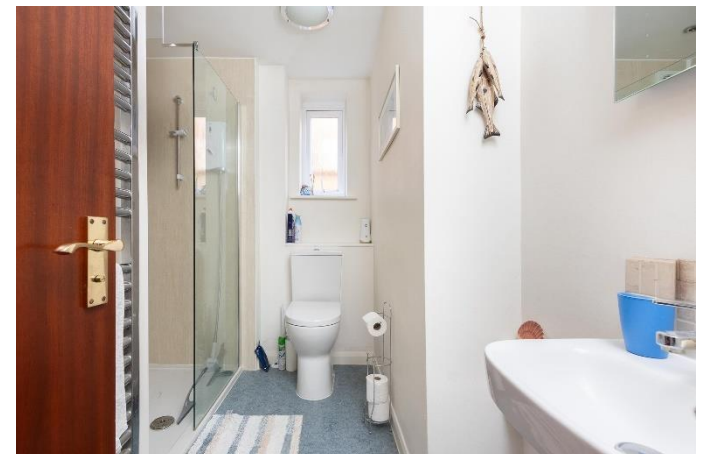


Location

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

Enter into a porch where a multi paned glazed door provides access to a spacious split level entrance hall, with stairs rising to the first floor and doors leading to the integral garage and the ground floor accommodation. To the front of the property there is a reception room currently being used as a study and a ground floor bedroom. Adjacent is a ground floor shower room fitted with shower enclosure with chrome and glass screen, chrome heated towel ladder, wash hand basin and WC. The kitchen/dining room is accessed from the upper level of the entrance hall and is fitted with a variety of oak wall and base kitchen cabinets and drawers with complementing work surfaces over. There is space and plumbing for a fridge/freezer, oven, dishwasher and washing machine. A door from the kitchen leads to the side of the property and double doors from the dining area provide direct access to the rear garden. The living room also overlooks the rear garden and is flooded with light from a large picture window. The focal point of the room is a brick-built chimney breast which is also exposed in the dining room.





First Floor

A spacious split level galleried landing provides access to four bedrooms, the family bathroom and a useful storage cupboard. The principal bedroom overlooks the front aspect and has two large built-in wardrobes with attractive oak doors. Bedroom three also overlooks the front aspect and benefits from a storage cupboard. Two further bedrooms overlook the rear garden. The family bathroom is fitted with a panelled bath with attractive mosaic tiling, shower and screen over, WC, pedestal wash hand basin, chrome heated towel ladder and vinyl flooring.

Outside

To the front of the property there is a tarmac drive which provides parking for vehicles in front of the electrically operated garage. The front garden is mainly laid to lawn edged with pebbles. A paved pathway leads to a side gate which provides access to the rear garden, which is also mainly laid to lawn with a patio extending across the rear of the property, providing an ideal space for outdoor dining and entertaining. There are numerous established borders planted with a variety of shrubs and trees including attractive Red Robin. To the rear of the garden there is a further patio area offering a further choice of alfresco dining options. The garden is enclosed to two sides by close board fencing, with post and rail fencing at the rear, allowing you to enjoy the views across the countryside beyond.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

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

Fixtures and Fittings

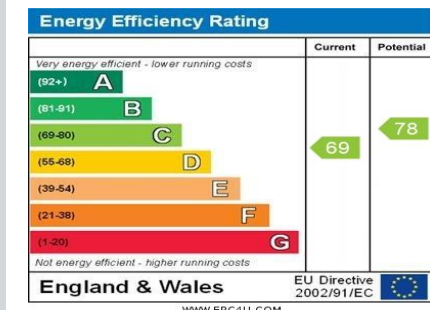
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F.



Howkins & Harrison

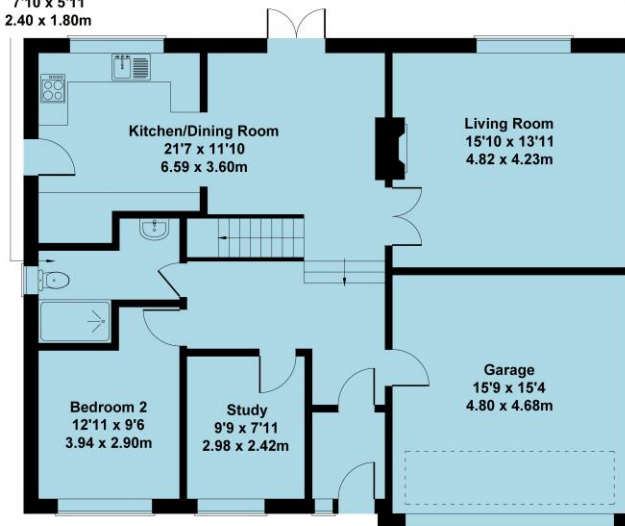
12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

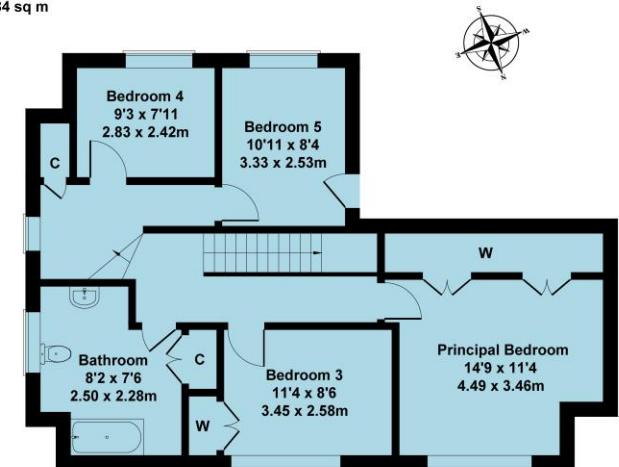
15 St. Margarets Drive Leire Lutterworth LE17 5HW

Approximate Gross Internal Area
1981 sq ft - 184 sq m

Shower Room
7'10 x 5'11
2.40 x 1.80m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.