

Linton House, Frolesworth Road, Leire, Lutterworth, Leicestershire, LE17 5HJ

HOWKINS & HARRISON



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Guide Price: £675,000

A spacious, extended detached property with five double bedrooms. Located in the popular Leicestershire village of Leire on a generous plot, the property further benefits from an impressive open plan kitchen/dining/family room, double garage, parking for several vehicles and an enclosed rear garden.

Features

- Five double bedrooms
- Two bedrooms with en-suite
- Family bathroom
- Fitted Hammonds wardrobes to the principal bedroom
- Extended property
- Three reception rooms
- Open plan kitchen/breakfast/dining room
- Ample driveway parking
- Double electric garage
- Popular village location







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 spacious entrance hall which opens out to the impressive open plan kitchen/dining/family room. Stairs rise to the first floor and doors provide access to the ground floor accommodation. The lounge has multi paned windows overlooking the front aspect, exposed floorboards and further double doors leading to the rear part of the entrance hall, with the focal point of the room being a log burner over a slate hearth. On the opposite side of the hall there is a spacious games room which also has leaded windows over the front aspect and an open feature fireplace with marble hearth and Adams style surround. There is a large cloakroom with tiled flooring and glass wash bowl over a louvred vanity unit. Formerly two rooms, the open plan kitchen/dining/family room is fitted with wood effect flooring and a variety of high gloss wall and base kitchen cabinets, cutlery and pan drawers along with pull out racking, floor to ceiling pantry cupboard and glass display cabinets. There is quartz work surface and a central island unit which provides further storage options and a seated breakfast bar area. Integrated appliances include fridge, AEG double electric ovens, gas hob with extractor fan and a dishwasher. Patio doors open to the rear garden and a door from the kitchen provides access to a generous utility area, fitted with wall and base kitchen cabinets and drawers with work surface over. There is a Belfast sink and space with plumbing for additional appliances such as a washing machine, tumble drier, fridge and freezer. A stable door opens to the side of the property for access to the rear garden. The dining room is adjacent to the kitchen and has double doors which open to the games room, a door to the kitchen and patio doors providing access to the rear garden.

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Approximate Gross Internal Area
Main House 2389 sq ft - 222 sq m
Garage 280 sq ft - 26 sq m
Outbuilding 65 sq ft - 6 sq m
Total 2734 sq ft - 254 sq m



OUTBUILDING **GARAGE** **GROUND FLOOR** **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025
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First Floor

A generous landing leads to five double bedrooms and the family bathroom, along with a useful airing cupboard with louvred doors. The principal bedroom overlooks the front aspect through leaded windows and is fitted with Hammonds cream high gloss wardrobes with mirror inset. The en-suite has been refitted by the current owners and features cream polished floor tiles, chrome and glass shower enclosure with rainfall shower, WC, white high gloss vanity unit with wash hand basin inset and chrome heated towel ladder. The guest bedroom also overlooks the front aspect and has fitted cupboards to two walls and an en-suite bathroom with ceramic tiled flooring, fitted shower enclosure, pedestal wash hand basin and WC. There are three further double bedrooms, one with a fitted wardrobe and all of which overlook the rear garden. The family bathroom has wood effect vinyl flooring, glass and chrome corner shower enclosure, white high gloss vanity unit with wash hand basin inset, bath, WC and chrome heated towel ladder. From the first floor there is access to a spacious loft space which is partially boarded, providing ample space for storage.















Outside

To the front of the property there is a tarmacadam driveway which provides parking for several vehicles, in front of the electrically operated double garage. The front garden features two small lawn areas edged with block paving stones and stocked borders with a variety of plants, shrubs and trees. A wrought iron side gate provides access to the rear garden, where a sandstone patio runs across the rear of the property providing a seating area for outside dining. The rear garden is mainly laid to lawn which is accessed from a few steps off the patio. There are established borders to each side of the lawn and raised beds to the rear of the garden, ideal for growing vegetables and fruit, along with a greenhouse and two garden sheds.

Agents Note

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















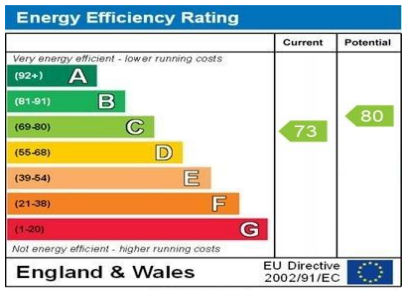


Viewing
Strictly by prior appointment via the agents Howkins & Harrison on Tel:01455-559203.

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 – G.





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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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