

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Hall

17'8 x 6'2

Lounge

11'9 x 22'1

Dining Room / Home Office

12'3 x 11'1

Open Plan Living Kitchen

27'9 x 15'07

Dining Area

9'2 x 11'1

Utility Area

5'4 x 8'6

Bedroom Four / Family Room

15'6 x 14'6

WC

4'1 x 6'3

Bedroom One

13'9 x 11'2

Bedroom Two

11'9 x 12'2

Bedroom Three

11'9 x 9'6

Bathroom

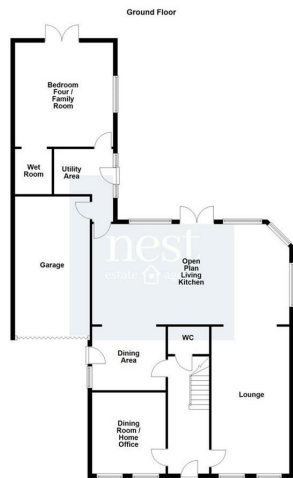
11'2 x 7'8

En-Suite

6'1 x 6'1

Garage

24'3 x 11'3



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

St. Peters Close, Leire, Lutterworth LE17 5ET

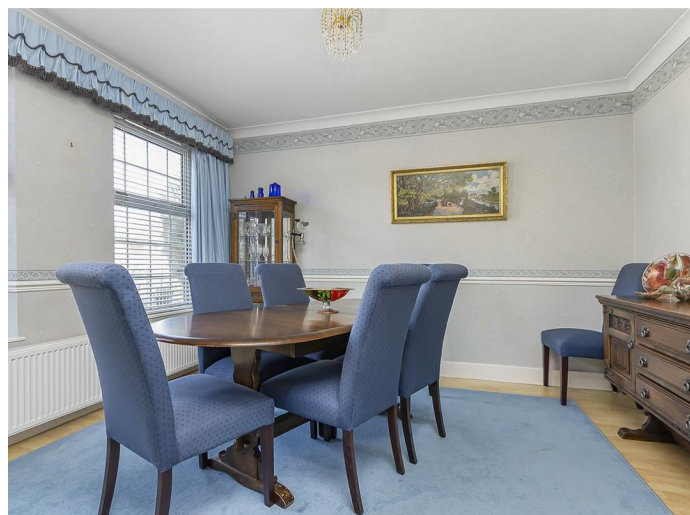
Offers Over £550,000

The Story Begins

- Beautiful Extended Detached Home
- Approx 1.1 Acres
- Hallway, Downstairs WC & Living Room
- Dining Room & Open Plan Living Dining Kitchen
- Bedroom Four / Family Room & Shower Room
- First Floor - Three Bedrooms
- En-Suite Shower Room & Family Bathroom
- Stunning Garden & Field
- Driveway, Garage & Off Road Parking
- Freehold, Energy Rating C & Council Tax Band F

Location Is Everything

Surrounded by open fields and farmland, Leire provides a tranquil setting ideal for those seeking a quieter lifestyle. Despite its rural feel, the village is well positioned for commuters, with easy access to major road networks including the M1 and M6, connecting to larger centres such as Leicester, Rugby, and Coventry. The village itself retains a strong sense of community and benefits from a traditional parish church and surrounding countryside walks, making it particularly appealing to families and those looking to enjoy village life within reach of urban convenience.



Inside Story

This fabulous detached residence is tucked away at the end of a delightful cul-de-sac in the highly sought-after south Leicestershire village of Leire. Set on a truly impressive plot of approx 1.1 Acres and thoughtfully extended by the current owner, the property offers versatile living accommodation designed to adapt to a variety of lifestyles.

Upon entering, you are welcomed into a central hallway with a staircase rising to the first floor and a convenient downstairs WC. The bright and inviting living room features a charming fireplace and flows seamlessly into the spacious living kitchen. Overlooking the beautiful garden, the kitchen is fitted with a range of wall and base units, a sink drainer, and appliances. A dedicated dining area enhances this space, making it the true heart of the home.

To the front of the property, a separate dining room provides excellent flexibility and could easily serve as a home office or playroom. Towards the rear, there is a garage, utility room, a ground-floor bedroom, and a shower room offering excellent potential to create a self-contained annexe, ideal for multi-generational living.

Upstairs, the first floor boasts three generously sized double bedrooms, including a main bedroom with en-suite facilities. A well-appointed family bathroom with a separate shower cubicle serves the remaining rooms.

Externally, the property benefits from a paved driveway providing ample off-road parking. The rear garden is a particular highlight—beautifully maintained and opening into a field, ideal for families wanting plenty of external space and creating a peaceful and picturesque setting.

Please note that the current owners have placed an uplift clause on the field for the first ten years from the date of sale. This type of restriction may affect mortgage lending options, as some lenders may be unable to lend on the property or may require a higher deposit and the use of specialist lenders.

