

7 Frolesworth Road, Leire, LE17 5HJ



£540,000

Nestled on Frolesworth Road in the charming village of Leire, this impressive four-bedroom detached family home offers a perfect blend of modern living and traditional comfort. The property has been thoughtfully extended, providing ample space for family life in a highly sought-after location. Upon entering, you are greeted by a spacious entrance hall that leads to a convenient cloakroom and WC. The inviting lounge features an oak fireplace, creating a warm and welcoming atmosphere, ideal for cosy evenings by the open fire. The dining kitchen is equipped with high-quality Neff appliances, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, a sunlit area opens into a separate dining room, which boasts French doors that lead directly onto a lovely patio, perfect for al fresco dining and entertaining. For those who work from home, a dedicated study can be accessed from the dining room, providing a quiet space to focus. The master bedroom is a true retreat, complete with a dressing area and an en-suite shower room, while the family bathroom features a shower over the bath for added convenience. The mature garden is a standout feature of this property, offering a private oasis with an extensive paved patio, ideal for summer barbecues and gatherings. Steps lead down to a beautifully manicured lawn, bordered by well-stocked shrubs, creating a picturesque setting. At the bottom of the garden, a timber decked seating area provides a tranquil retreat for relaxation. To the front of the property, a generous driveway offers ample off-road parking and leads to a garage / storage space with an electric door, ensuring convenience for all your needs. This delightful home is perfect for families seeking a peaceful village lifestyle while being close to local amenities.

Service without compromise

Entrance Hall



Enter via composite door into the hallway with two windows to the side aspect. Solid oak flooring and stairs leading to the first floor.

Cloakroom 2'11" x 2'8" (0.89m x 0.81m)

Ceramic tiled flooring and ample space to hang your outdoor coats.

W/C 5'0" x 2'6" (1.52m x 0.76m)



Fitted with a low-level WC and a pedestal hand wash basin. Ceramic tiled flooring throughout.

Lounge 11'2" x 18'1" max (3.40m x 5.51m max)



A spacious lounge with a large window to the front aspect. Oak fireplace with natural stone hearth housing an open fire.

Lounge Photo Two





Dining Room



This separate dining room is the perfect space to entertain friends and family. A set of French doors open into the garden and there is a window to the side aspect. There is a useful storage cupboard.

Dining Room Photo Two



Snug 7'7" x 8'11" (2.31m x 2.72m)



A flexible room that could be used as a snug or combined with the dining room.

Study/Playroom 8'9" x 7'5" (2.67m x 2.26m)



For those who work from home, a dedicated study can be accessed from the dining room, providing a quiet space to focus. With dual aspect windows to both the side and rear.

Breakfast Kitchen 11'9" x 17'0" (3.58m x 5.18m)



The kitchen area is fitted with a wide range of modern cabinets and complimenting surfaces. Composite bowl and a half sink with mixer taps. Neff oven plus a combination microwave. Induction hob and extractor canopy. Integrated fridge-freezer and dishwasher. Ceramic floor tiles throughout. A window to the rear aspect and a door that opens to the outside.

Breakfast Kitchen Photo Two



Landing



The Galleried landing has stairs to both sides.

Master Bedroom 12'10" x 24'0" (3.91m x 7.32m)



A king-sized bedroom with built-in sliding door wardrobes. A window to the front and rear aspect. A door opens into the En-suite.

Master Bedroom Photo Two



Master En-Suite Photo Two



Master En-suite 4'10 " x 8'4" (1.47m " x 2.54m)



Bedroom Two 11'2 " x 12'2" (3.40m " x 3.71m)



The en-suite is fitted with a back to wall WC and a hand-wash basin set into a cupboard unit. A double width shower enclosure with sliding doors and an electric Mira shower. Chrome heated towel rail. Ceramic wall tiling throughout. An opaque window to the rear aspect.

A double bedroom with a window to the front aspect and a range of fitted wardrobes. Bedside cabinets and drawer units.

Bedroom Three 11'11" x 11'0" (3.63m x 3.35m)



A double bedroom with a window overlooking the garden.

Bedroom Four 7'4" x 7'2" (2.24m x 2.18m)



A single bedroom with a window to the front aspect and a loft hatch.

Bedroom Four Photo Two



Bathroom 7'0" x 8'5" (2.13m x 2.57m)



Fitted with a low-level WC, and a hand-wash basin that is set into a cupboard unit. The bath has a shower as well as a side screen. Chrome heated towel rail. Ceramic wall and floor tiling throughout. An opaque window to the rear aspect.



Bathroom Photo Two



Garden Photo Two



Garden



Garden Photo Two



This private and a mature garden has an extensive paved patio area which is the perfect space to entertain friends and family. The pizza oven is also a great addition to allow for hosting delicious outside dinners in the summer months. The steps lead down to the manicured lawn with well stocked shrub borders. A pathway leads to the large timber shed which provides ample storage. The timber decked seating area situated at the bottom of the garden is a tranquil and serene area perfect for relaxation which is surrounded by mature shrubs and trees. There is also a lovely pond within the garden area as well.



Outside & Parking



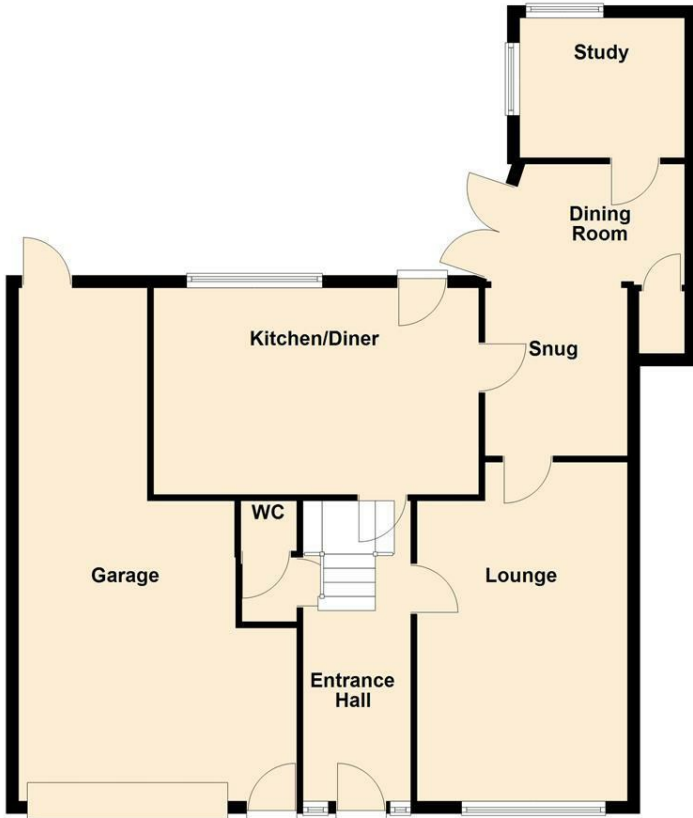
To the front you will find a generous block paved drive which provides ample off road parking. There is a front garden which has a variety of trees and shrubs. A personal and an electric door which gives access into the garage/ storage space. Inside the garage there is a Worcester Bosch gas central heating boiler and a log store. There is access to the front and rear of the house which would be perfect for dog walkers.

Note For Prospective Buyers

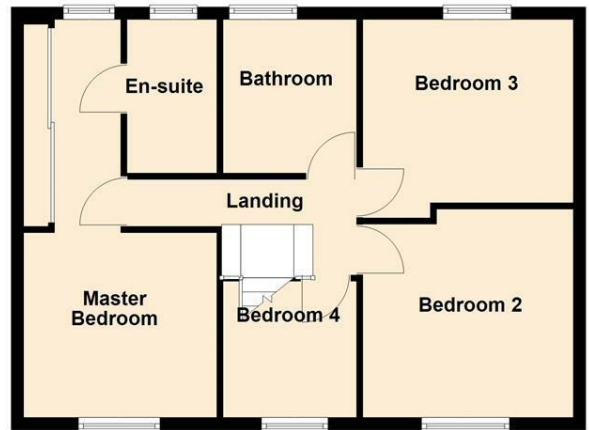
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

Ground Floor
Approx. 106.4 sq. metres (1145.1 sq. feet)



First Floor
Approx. 62.1 sq. metres (668.8 sq. feet)

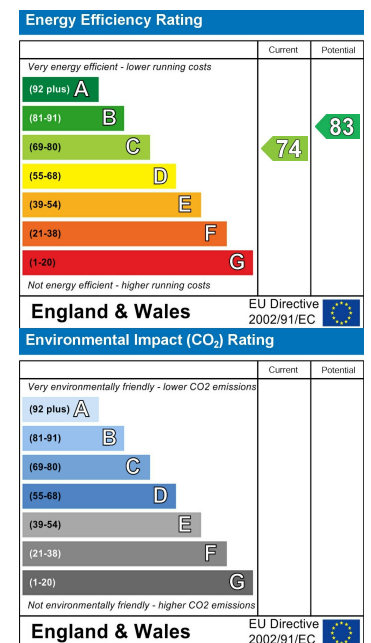


Total area: approx. 168.5 sq. metres (1813.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise