

7 Frolesworth Road
Leire | Lutterworth | Leicestershire | LE17 5HJ

FINE & COUNTRY

7 FROLESWORTH ROAD



A substantial four-bedroom detached family home offering over 1,500 sq. ft. of accommodation, with three reception rooms, a home office, garage and beautifully established gardens, situated in the sought-after Leicestershire village of Leire.



KEY FEATURES

Set back behind a generous block-paved driveway, this individual detached home offers an impressive amount of space both inside and out. The accommodation extends to approximately 1,538 sq. ft., with a particularly versatile ground floor, four bedrooms and a mature rear garden that has clearly been created and cared for over many years.

The entrance porch opens into the hallway, with access to the ground-floor cloakroom and the principal living accommodation.

The living room is a comfortable and well-proportioned reception room extending to almost 18 ft in length. A feature fireplace provides a natural focal point, while the large front window brings plenty of natural light into the room.

The kitchen is another generously sized space, measuring approximately 16'10" x 11'11". There is an extensive range of fitted cabinetry providing excellent storage, together with integrated cooking appliances and plenty of preparation space. A large window overlooks the rear garden, while a door provides direct access outside – particularly useful for summer entertaining.

Beyond the main living areas, the ground floor offers an unusually flexible collection of additional rooms. A study provides a dedicated workspace away from the main reception rooms, while the dining room offers space for more formal dining or family gatherings.

Beyond the dining room is a further office, creating an excellent arrangement for anyone working from home. Equally, these rooms could be adapted to suit a variety of requirements, whether as hobby space, a playroom or simply additional reception accommodation.

















First Floor
The first floor is arranged around a central landing and provides four bedrooms together with the family bathroom.

The principal bedroom is particularly impressive, extending to approximately 24 ft in length. This creates a wonderfully spacious bedroom with an extensive range of fitted wardrobes and plenty of room for additional furniture or a dressing area.

There are two further good-sized double bedrooms, one with fitted storage, while the fourth bedroom would work equally well as a child's bedroom, nursery or additional home office.

The family bathroom is generously proportioned and fitted with a P-shaped bath with shower over, alongside contemporary sanitaryware and tiling.















Outside

The gardens are one of the home's real strengths. To the front, mature planting provides a good degree of screening and privacy, with a substantial block-paved driveway providing off-road parking and access to the garage.

The rear garden is beautifully established, with an abundance of mature trees, shrubs and planting creating colour, privacy and interest throughout the seasons.

Immediately adjoining the house is a large, paved terrace, providing plenty of room for outdoor dining and entertaining. Steps lead into the main garden where further seating areas have been thoughtfully incorporated amongst the planting, including a secluded raised deck.

The result is a garden with several distinct areas to sit and enjoy the surroundings, rather than simply one large expanse of lawn. For those who enjoy entertaining outdoors, gardening or simply having somewhere private to relax, it is a particularly appealing part of the property. There are also two large sheds/workshops, both with power and lighting, providing excellent storage and useful additional workspace.

Garage & Parking

The property benefits from a garage, measuring approximately 26'3" in length, offering excellent storage. The generous driveway provides ample off-road parking for several vehicles.











LOCATION

Leire is an attractive and well-established south Leicestershire village surrounded by open countryside yet conveniently positioned for access to the larger centres of Lutterworth, Rugby and Leicester.

The village retains a strong rural character, with a mixture of period cottages, individual homes and more established residential properties. Its network of footpaths and surrounding countryside makes it particularly appealing to those looking for village life without feeling isolated.

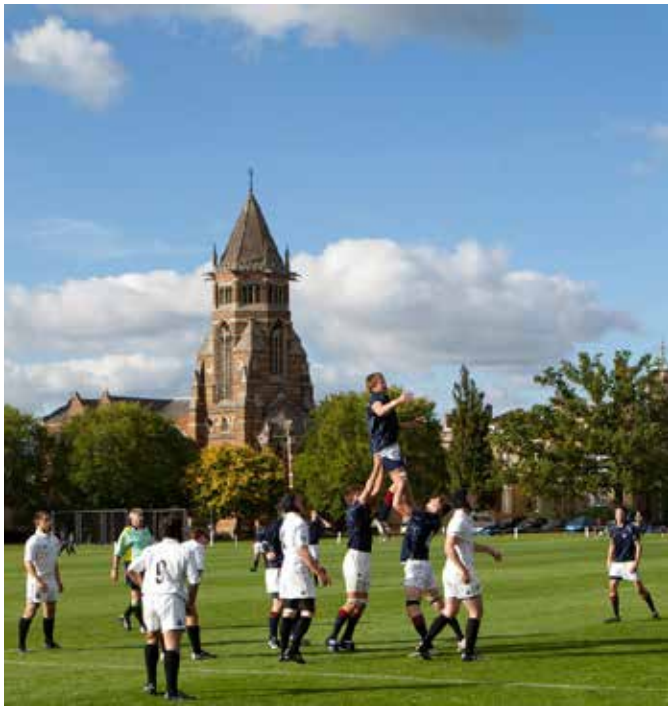
Nearby Lutterworth provides a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, while Rugby and Leicester offer a wider selection of shopping and recreational facilities.

The location is also well placed for commuters, with convenient road access towards the M1, M6 and A5, providing connections across the Midlands and beyond. Mainline rail services are available from Rugby, with direct services to London Euston.

For families, the wider area offers a good selection of state and independent schooling, including options in Lutterworth, Rugby and the surrounding villages.

Leire therefore offers an attractive balance – a genuine village setting surrounded by countryside, while remaining extremely accessible for work, schooling and everyday amenities.


ELLIOTT'S FIELD
OUTLET
NEW LOOK
OUTFIT








Rugby Station







INFORMATION

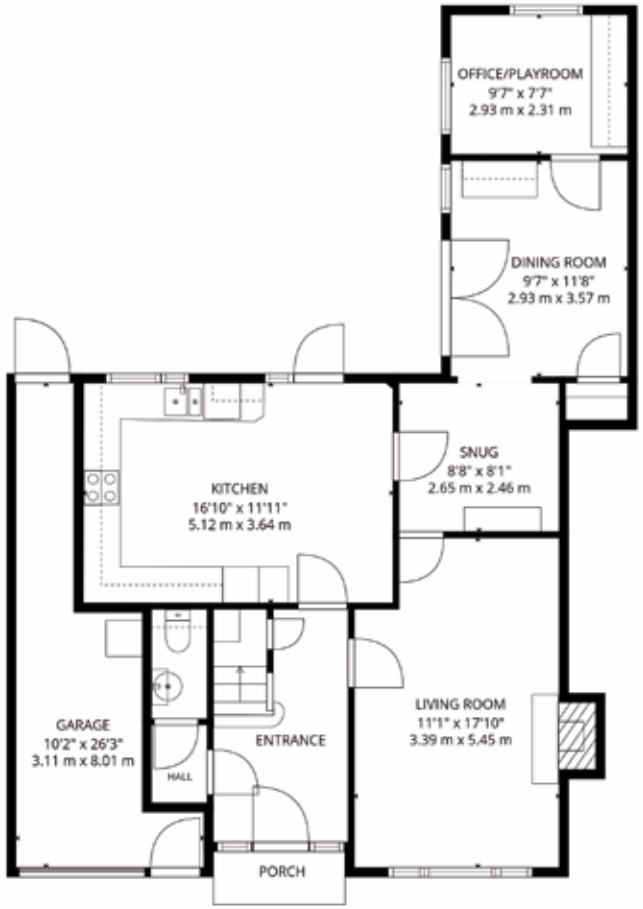
Services, Utilities & Property Information
Tenure – Freehold
EPC Rating – C
Council Tax Band – D
Local Authority – Harborough District Council
Property Construction – Standard – brick and tile
Electricity Supply – Mains
Water Supply – Mains
Drainage & Sewerage – Mains
Heating – Mains gas central heating
Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Garage and driveway parking for 4+ cars.
Special Notes – The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.
Total Internal Floor Area – 1,538 sq ft.
Directions – Postcode LE17 5HJ

Viewing Arrangements
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

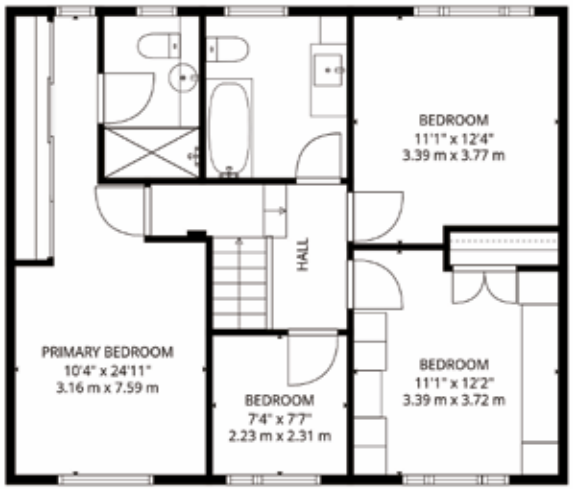
Website
For more information visit
www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents

Opening Hours:
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only

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1st floor



2nd floor



TOTAL: 1538 sq. ft, 143 m2

1st floor: 805 sq. ft, 75 m2, 2nd floor: 733 sq. ft, 68 m2

EXCLUDED AREAS: GARAGE: 144 sq. ft, 13 m2, PORCH: 21 sq. ft, 2 m2, FIREPLACE: 9 sq. ft, 1 m2, WALLS: 150 sq. ft, 14 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Property Redress

APPROVED CODE
TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed xx.xx.2026

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

Fine & Country Rugby
01788 820070 | 07894 561313 | 07714 515484
claire.funnell@fineandcountry.com
sam.funnell@fineandcountry.com

Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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Fine & Country Rugby, Lutterworth and Hinckley
5 Regent Street, Rugby, Warwickshire, CV21 2PE
+441788 820062 | rugby@fineandcountry.com

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