

Dunsmore House Main Street, Leire, LE17 5EU



Auction Guide £550,000

On line auction date to be confirmed - Located in the charming village of Leire, this traditional double bay fronted detached house offers a delightful family home with ample space and character. Set on a generous plot, the property boasts three inviting reception rooms, perfect for both relaxation and entertaining. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge featuring a bay window and an open fire, creating a warm and inviting atmosphere. The dining room, also with a bay window, is enhanced by a cast iron wood burning stove, making it an ideal setting for family meals and gatherings. The breakfast kitchen is well-equipped with a Rangemaster oven, complemented by a utility room and a convenient ground floor shower room. A lovely conservatory, with French doors that open into the garden, provides a bright and airy space to enjoy the outdoors. The first floor comprises two double bedrooms and two single bedrooms, three of which are fitted with wardrobes, offering plenty of storage. The family bathroom is thoughtfully designed with a separate shower, catering to the needs of a busy household. Outside, the rear garden is predominantly laid to lawn, providing a perfect space for children to play or for hosting summer barbecues on the paved patio. Additionally, the property features a double garage and a parking space at the rear, ensuring convenience for residents and guests alike. With no upward chain, this delightful family home is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property in a sought-after location.

Entrance Hall

Enter via wooden arch door with glass windows. The staircase rises to the first floor. Laminate flooring throughout and a radiator.

Lounge 14'10" x 12'11" (4.52m x 3.94m)

A bay fronted reception room with a Victorian style fireplace housing a woodburning stove. There is a small window to the rear aspect and a radiator. Varnished floorboards.

Dining Room 14'10" x 12'11" (4.52m x 3.94m)



A bay fronted reception room with a Victorian style fireplace housing an open fire. There is a small window to the rear aspect and a radiator.

Breakfast Kitchen 12'4" x 11'11" (3.76m x 3.63m)



Fitted with cream shaker cabinets with complimenting work surfaces, porcelain bowl and a half sink with mixer taps, Rangemaster oven, five burner gas burner and

extractor canopy over. Integrated dishwasher. There is space for a fridge freezer.

Utility Room 7'4" x 4'7" (2.24m x 1.40m)



Fitted with cream shaker base cabinets with composite work surfaces and a stainless steel sink. There is space for a washing machine and tumble dryer. A window to the rear aspect and a radiator.

Shower Room 4'2" x 4'7" (1.27m x 1.40m)



Fitted with a low-level W/C, hand wash basin set onto a vanity cupboard and a corner shower cubicle. Ceramic wall tiles and vinyl flooring throughout. An opaque window to the side aspect.

Conservatory 11'11" x 11'9" (3.63m x 3.58m)



UPVC and polycarbonate roof. Laminate flooring and a radiator. French doors give access to the green.

Landing 18'4" x 9'7" (max) x 6'11" (min) (5.59m x 2.92m (max) x 2.11m (min))



This spacious light and airy landing has a window to the front aspect and a loft hatch.

Bedroom One 14'10" x 12'11" (4.52m x 3.94m)



A double bedroom with a window to the front and rear aspect. A Victorian fireplace and a radiator.

Bedroom Two 8'2" x 12'9" (2.49m x 3.89m)



A double bedroom with a window to the front aspect, built in wardrobes and a radiator.

Bedroom Three 12'9" x 6'5" (3.89m x 1.96m)



A single bedroom with a window to the rear aspect, built-in wardrobes with drawers and a radiator.

Bedroom Four 8'8" x 7'11" (2.64m x 2.41m)



A single bedroom with a window to the side aspect, an airing cupboard housing the hot water cylinder and a radiator.

Bathroom 9' x 9' (2.74m x 2.74m)



Fitted with a low-level W/C, pedestal hand wash basin, large shower and bath. Ceramic wall tiles and vinyl flooring throughout. An opaque window to the rear aspect. Chrome heated towel rail and a radiator.

Garden



The garden is mainly laid to lawn with a paved patio area. There is gated access that leads to the garage.

Garage 19'9" x 19'7" (6.02m x 5.97m)



Up and over door and a personal door to the side.
Power and light connected.

Auction Details

This property is available via online auction. Cash buyers & mortgage buyers welcome.

Why buy at auction?

Under 1% fall through

5 x quicker

Below market pricing

The lot is to be sold by Conditional online auction with an end date and time of TBC.

An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).
Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

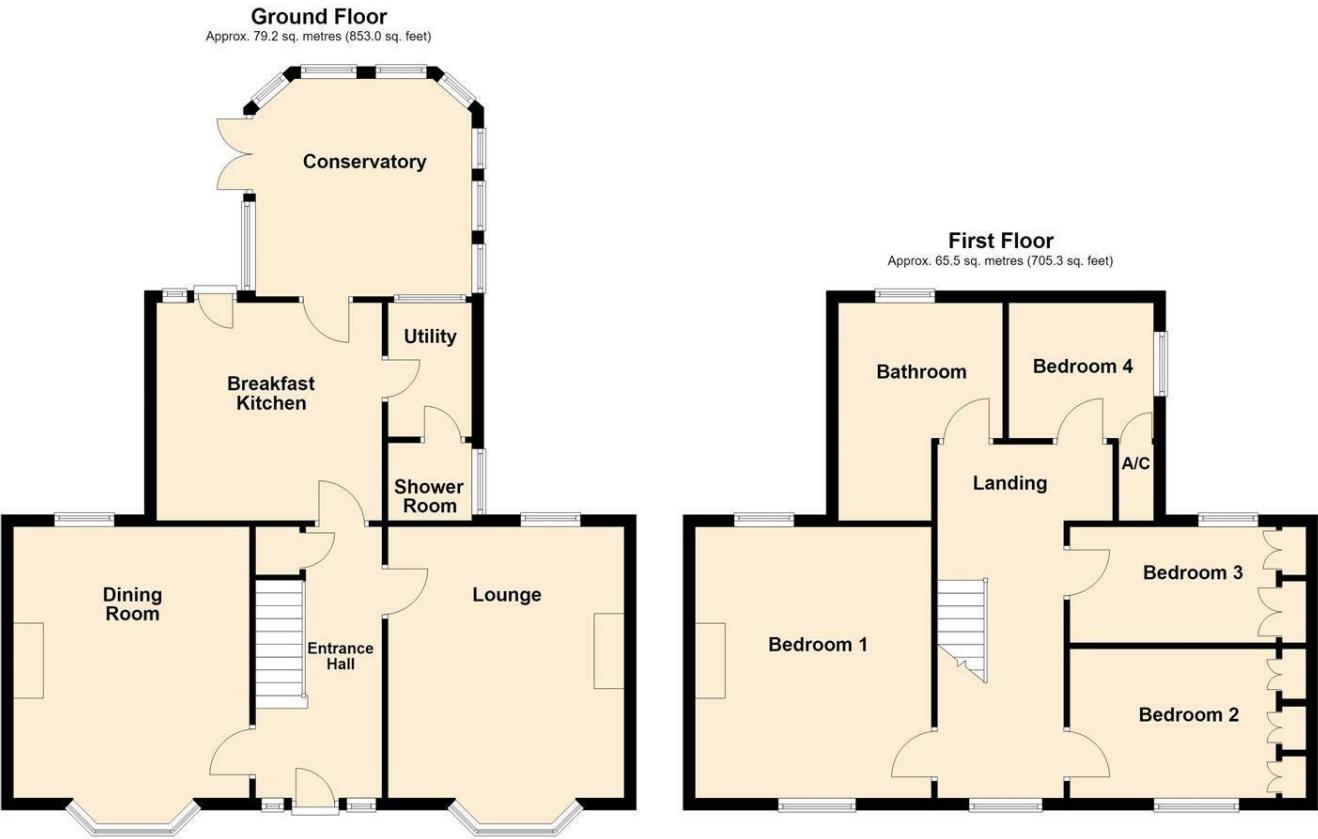
The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

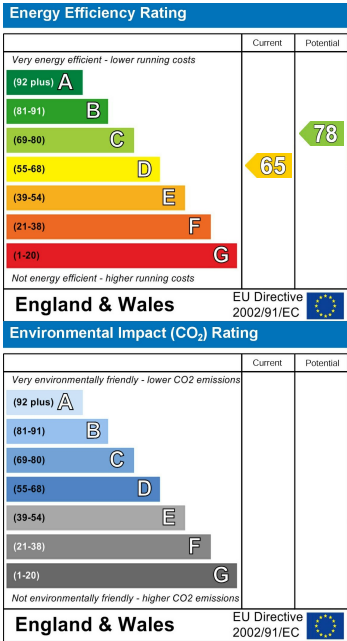
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise