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Service without compromise

Dunsmore House Main Street, Leire, LE17 5EU









£550,000

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.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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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.

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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.

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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)

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

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Floor Plan



Total area: approx. 144.8 sq. metres (1558.3 sq. feet)

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Area Map



Energy Efficiency Graph

