



LEIRE HOUSE

LEIRE, LEICESTERSHIRE

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Leire House,
Leire, Lutterworth,
Leicestershire

GUIDE PRICE: £600,000

Dating back to 1908, a deceptively spacious four bedroom family home, offering flexibly arranged accommodation over four floors, Leire House is located in one of South Leicestershire's most prestigious villages. The original building comprises two cottages which have been sympathetically converted and extended to provide a handsome detached residence. It currently has both residential and commercial use, with offices to the front and spacious extended living accommodation to the rear and the first and second floors.

Five reception rooms | Games room | Breakfast kitchen | Utility | Four bedrooms | Three bath/shower rooms | Driveway providing off road parking | East facing private and enclosed rear garden |

ACCOMMODATION

The property is entered into three open plan reception rooms which are currently being used as offices. There are two windows to the front elevation and a timber and part glazed door to the rear giving access to the side. A door to the rear of the right room leads through into a further reception room with stairs rising to the first floor, French doors to the rear and a further door giving access into the breakfast kitchen, which enjoys a dual aspect. There is a range of base level cupboards with work surfaces over and a Belfast sink, along with space for a range cooker and space and plumbing for white goods. Off the kitchen is a utility room with further cupboards and a one and a half bowl sink, plus further space and plumbing for white goods.

An inner hallway off the kitchen has a door to the side elevation, a WC and steps leading up into the open plan living dining room. This dual aspect room enjoys exposed ceiling beams, King Trusses and a feature fireplace with exposed red brick work and a timber mantle. There are French doors giving access into the rear garden and stairs leading down into the games room, which has a door to the rear leading to an outside store.

From the inner reception room stairs rise to the first floor. The master suite comprises of a bedroom with an exposed beamed ceiling with two windows to the rear elevation, a dressing area with fitted wardrobes and a window to the side elevation and an ensuite Jack and Jill bathroom off with a three piece suite and a separate shower enclosure. There are two further double bedrooms, with one of the bedrooms benefitting with fitted wardrobes, a separate shower room services both of these rooms. A further staircase rises to the second floor where there are two further rooms both with dormer windows to the front elevation. A further bathroom completes the accommodation and comprises of a sunken bath, WC, wash hand basin and a built in airing cupboard with shelving and a water tank.

OUTSIDE

To the right of the property are timber five bar double gates which give access to a paved and cobbled driveway providing off road parking for several vehicles. There is a timber side gate to the rear right of the property which leads through into the east facing rear garden which is private and enclosed. It is mainly laid to lawn with a paved seating area, brick built outhouse and mature shrub borders. There is a timber gate in the wall to the left of the property giving you a right of access to the side of the property.

LOCATION

Leire is an attractive village with two public houses, a church, village hall, and a riding school. The village is very well positioned for the commuter with the M1, M6, M69 and A5 all within easy reach. Leire is approximately five miles from Lutterworth and three miles from Broughton Astley, both towns offering a wide range of amenities, including schooling. Leire is also approximately twelve miles from Leicester with a mainline rail connection to London St Pancras in just under an hour. It is only 15 minutes from Rugby Station, which has easy adjoining parking and a rail service to Euston of only 40 minutes.

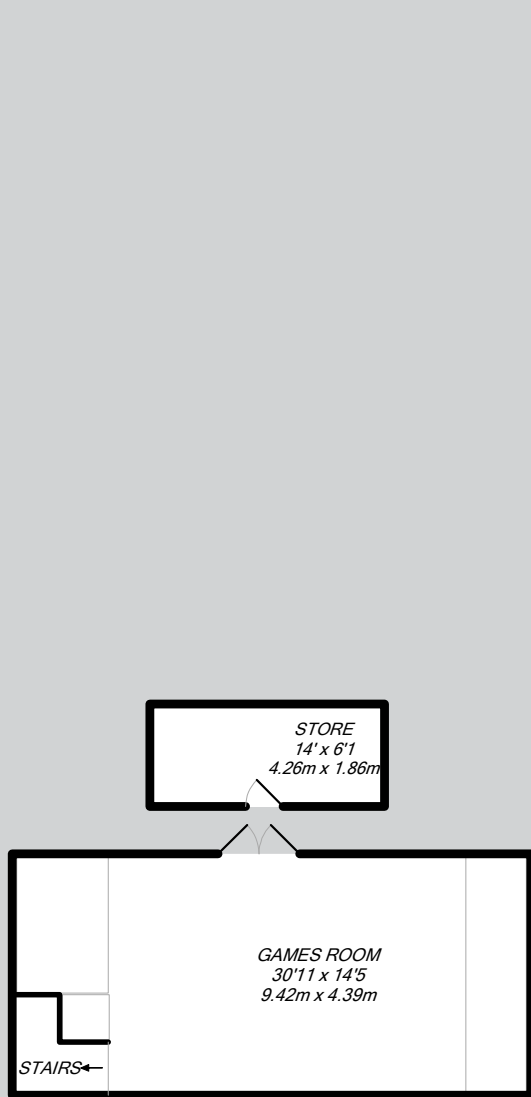
DIRECTIONAL NOTE

Proceed out of Market Harborough leave via the A4304 Coventry Road in a westerly direction as signposted to Lutterworth. Continue along this road crossing over the M1 motorway junction, taking a right hand turn at the roundabout as signposted into the centre of Lutterworth. Continue along this road being the Leicester Road eventually taking a left hand turn after leaving Lutterworth into Cauldwell Lane. Continue along this road eventually taking a right hand turn into Ashby Lane bearing right into Main Street as signposted to Ashby Parva. Continue along Main Street taking a right hand turn into Leire Lane as signposted to Leire. Turn left onto Dunton Road and right onto Main Street where the property may be found on the right hand side as indicated by our agents for sale board.

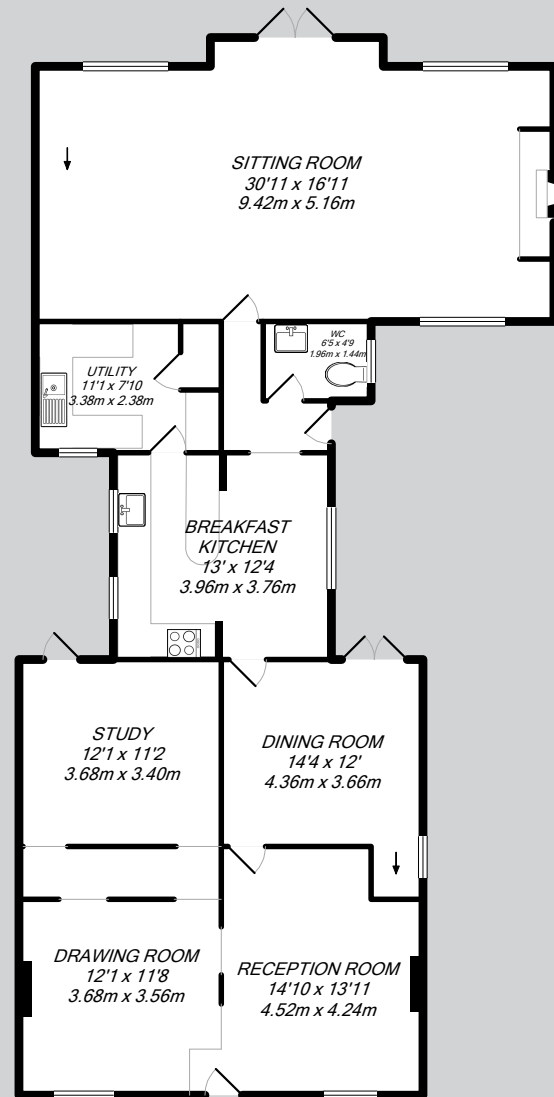




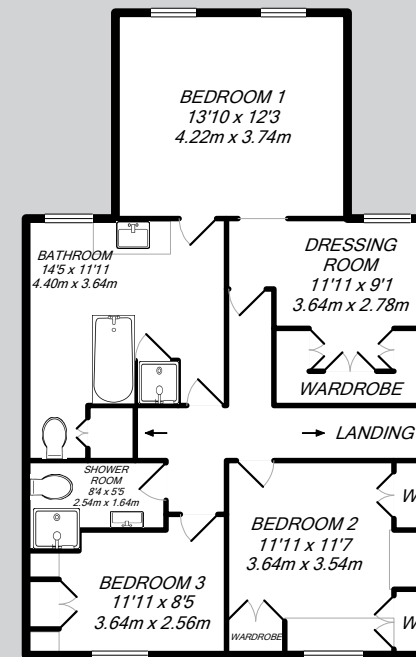
House Approx Gross Internal Floor Area = 302.90 sq/m – 3261 sq/ft
Measurements are approximate, Not to scale, Illustrative purposes only.



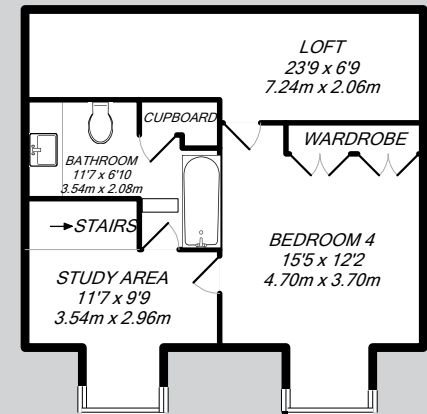
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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