22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

nestegg properties

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 13' x 13' (3.96m x 3.96m)

Dining Room 12'3 x 10'11 (3.73m x 3.33m)

Dining Kitchen 18'6 x 7'10 (5.64m x 2.39m)

Rear Lobby

Downstairs Cloakroom 3'09 x 5'08 (1.14m x 1.73m)

Sun Room/Bedroom Four 11'03 x 7'10 (3.43m x 2.39m)

Landing

Bedroom One 13' x 13' (3.96m x 3.96m)

En suite 3'07 x 8'10 (1.09m x 2.69m)

Bedroom Two 13'5 x 10'11 (4.09m x 3.33m)

Bedroom Three 11'11 x 7'7 (3.63m x 2.31m)

Bathroom 7'11 x 5'07 (2.41m x 1.70m)







FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 22a Cross Street. Enderby. LE19 4NJ

FREE PROPERTY VALUATIONS Looking to sell's Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County — total coverage for your ho

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that the product is provided in a second contact of the product o

be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.

Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relicant. The same of the sale internal photographs are for ganged niquing and more differed particular to the current of the sale internal photographs are for ganged niquing and more differed particular to the current of the sale internal photographs are for ganged niquing and more differed particular to the current of the sale internal photographs are for ganged niquing and more differed particular to the current of the sale internal photographs are for ganged niquing and more differed particular to the current of the sale internal photographs are for ganged niquing and more differed particular to the current of the sale internal photographs are for ganged niquing and more differed niquing niquing and more differed niquing niquing

The Cottage Main Street, Leire, Leicestershire, LE17 5HF
Offers Over £530,000

OVERVIEW

- Beautiful Home Dating Back To The 1800's
- · Fabulous Village Location
- Entrance Hall & Dining Kitchen
- Lounge, Dining Room & Downstairs Cloakroom
- Sun Room/Bedroom Four & Family Bathroom
- · Three Bedrooms & Primary En Suite
- · Driveway & Garage
- · Enclosed Garden With Outside Bar
- · Viewing Is A Must
- EER E, Freehold, Tax Band E

LOCATION LOCATION....

Leire is a charming and picturesque village located in Leicestershire, known for its rich history and tranquil rural setting. Nestled amidst rolling countryside, the village offers a peaceful and idyllic lifestyle, making it an ideal place for those seeking a break from the hustle and bustle of city life. Leire is home to a number of historic landmarks, including the beautiful St Peter's Church, which dates back to the 12th century and features stunning architectural details. The village also boasts a strong sense of community, with local events and activities that bring residents together. With its scenic surroundings, historic charm, and friendly atmosphere, Leire is a wonderful place to call home for those who appreciate the beauty of rural living.











THE INSIDE STORY

Nestled in the heart of a highly sought-after village, this enchanting detached home, dating back to the 1800s, offers a perfect blend of historic charm & modern comfort. As you step through the entrance, you are greeted by a welcoming hallway adorned with elegant tiled flooring that sets the tone for the rest of the home. The lounge, with its dual aspect windows, bathes the room in natural light & features a cosy open fire, creating a warm & inviting atmosphere that is perfect for relaxing evenings. The dining kitchen is a culinary enthusiast's dream, boasting solid maple cabinets with pewter handles, solid oak worktops, a Belfast sink & a charming seating area where you can enjoy casual meals or a morning coffee. For more formal occasions, the dining room provides an elegant setting with ample space for hosting dinner parties \mathcal{E} celebrations. The sun room, currently used as a fourth bedroom by the owners, offers a versatile space filled with sunlight. A convenient downstairs cloakroom adds practicality & ease to daily living. The dog leg staircase leads to a spacious landing, ingeniously transformed into a home office, providing a quiet & inspiring place to work from home. The primary bedroom features an en suite, offering a private retreat with all the necessary amenities. The two additional bedrooms are beautifully finished, each with its own unique charm & character. The family bathroom is a sanctuary of relaxation, complete with a rolltop claw foot bath, WC & wash hand basin, providing a spa-like experience in the comfort of your own home. Outside, the property boasts a generous driveway & an enclosed walled garden, perfect for entertaining guests or enjoying a quiet afternoon in the fresh air. The garage offers ample storage & a bar at the rear adds a delightful touch for hosting gatherings, making it an ideal spot for socialising with friends & family. This home combines timeless elegance with contemporary living & should be viewed.







