

FLOOR PLAN

DIMENSIONS

Entrance Hall

Sitting Room
15'7 x 16'2 (4.75m x 4.93m)

Lounge
15'6 x 12'03 (4.72m x 3.73m)

Dining Area
13'5 x 9'88 (4.09m x 2.74m)

Kitchen
15'5 x 11'76 (4.70m x 3.35m)

Utility
11'9 x 4'81 (3.58m x 1.22m)

Downstairs Cloakroom

Landing

Primary Bedroom
15'55x 10'92 (4.57mx 3.05m)

En Suite Shower Room

Bedroom Two
15'64 x 12'05 (4.57m x 3.78m)

Bedroom Three
12'2 x 10'14 (3.71m x 3.05m)

Bathroom

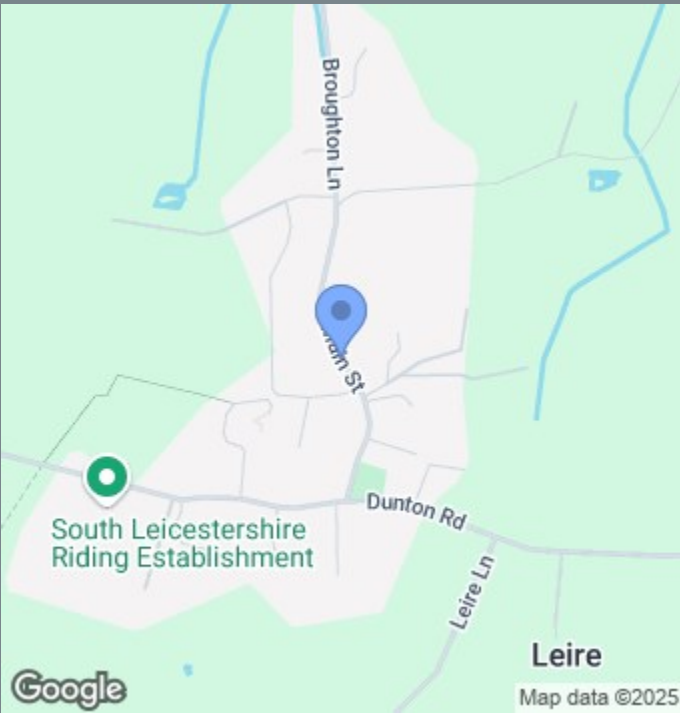


OVERVIEW

- Stunning Period Cottage
- Beautiful Village Location
- Lounge & Sitting Room
- Dining Area & Fabulous Kitchen
- Utility & Downstairs Cloakroom
- Three Bedrooms With Primary En Suite
- Family Bathroom
- Wonderful Well Established Garden
- Viewing Is A Must
- EER - , Freehold, Tax Band - C

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

Welcome to The Nook, a charming double-fronted cottage nestled in the picturesque village of Leire. This delightful home, dating back to the 1850s, has been lovingly restored by its current owners, transforming it into a family haven that exudes warmth & character. As you step through the entrance hall you are greeted by a cosy lounge featuring a log burning stove, creating a welcoming ambiance perfect for relaxing evenings. The lounge seamlessly connects to the dining area, which boasts a lantern roof & bifold doors that open up to the garden, flooding the space with natural light & offering ample room for a dining table & chairs. The heart of the home is the fabulous kitchen, where the wall & base units & contrasting island with marble work surfaces create a stylish & functional space. Integrated appliances, including a double oven, hob with extractor fan & dishwasher, make cooking a breeze. The kitchen is not only a place for culinary creations but also a hub for family gatherings & entertaining guests. Adjacent to the kitchen, the sitting room offers versatile space that can be tailored to your family's needs. Convenience is key with utility & downstairs cloakroom adding practicality to the layout. Upstairs, the landing serves as a practical office space, providing a quiet area for productivity. The three beautiful bedrooms offer comfort & tranquility. The primary bedroom features a Juliet balcony, allowing you to enjoy the fresh air & scenic views. The en-suite shower room adds a touch of luxury, making it a private retreat. Bedroom two enjoys dual aspect windows, filling the room with light & the family bathroom completes the upper level, offering convenience & comfort for all. The garden is a true delight, well-established with stunning flowers, a lush lawn, secret seating areas & a wonderful patio perfect for outdoor dining. Whether you're hosting a summer barbecue or enjoying a quiet morning coffee, the garden provides a serene backdrop.

