

22a Cross Street, Enderby LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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

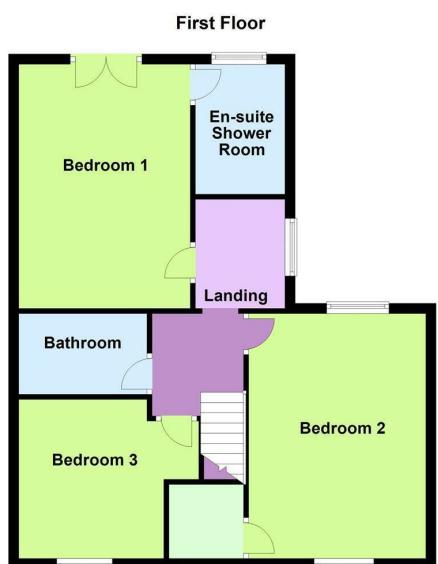
Primary Bedroom
15'55x 10'92 (4.57mx 3.05m)

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



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

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FREE PROPERTY VALUATIONS Looking to sell? 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 home.

Call us on 0116 2811 300 for free advice.

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 there will 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 relied

on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Nook Main Street, Leire, Leicestershire, LE17 5HE

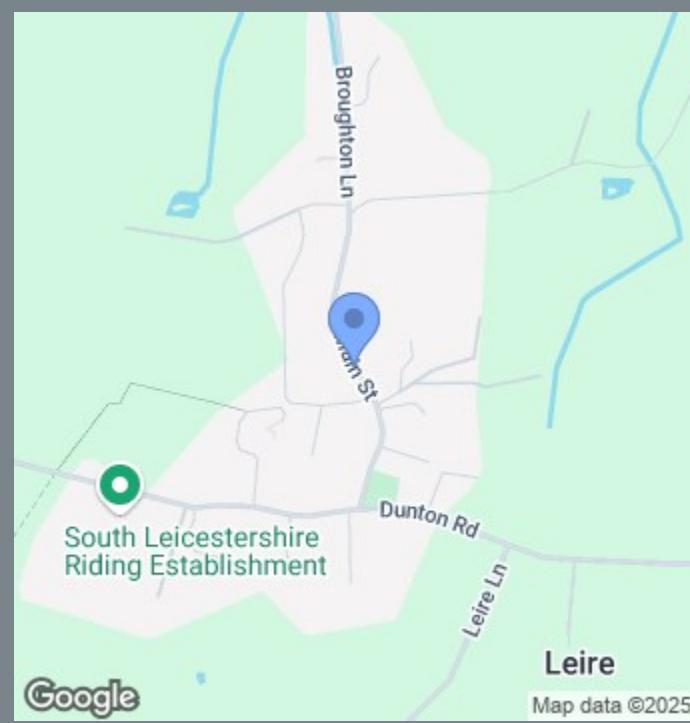
£625,000

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.

