

TO  
LET



Beeches Cottage, Main Street, Leire, Lutterworth, Leicestershire LE17 5EU

£1,675 pcm

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## PROPERTY DESCRIPTION

Outstanding Cottage - This much improved detached cottage offers a rare chance to live in this quiet village hamlet, offering great sized accommodation comprising, entrance porch, lounge, dining, room, fitted kitchen diner, first floor landing, three good sized bedrooms, family bathroom. The property benefits from brand new UPVC double glazed windows with gas fired central heating to radiators, log burners to both reception rooms and private cottage garden to the rear. Internal viewing comes highly recommended to appreciate the level of accommodation on offer.

## POINTS OF INTEREST

- *Detached Cottage*
- *Three Bedrooms*
- *Lounge*
- *Dining Room*
- *Fitted Kitchen Diner*
- *Family Bathroom*
- *Cottage Garden*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

Door to the front aspect.

#### Lounge

15' 0" x 14' 5" (4.57m x 4.39m) UPVC double glazed windows to the front / rear aspects, two radiators and log burner.

#### Dining Room

15' 0" x 14' 3" (4.57m x 4.34m) UPVC double glazed window to the front / rear aspect, stairs to first floor landing, under stairs cupboard, log burner and radiator.

#### Fitted Kitchen Diner

14' 1" x 10' 5" (4.29m x 3.17m) UPVC double glazed window to the side aspect, door to the side aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, plumbing for washing machine/dish washer and radiator.

### First Floor

#### First Floor Landing

UPVC double glazed window to the rear aspect, loft access and radiator.

#### Bedroom One

14' 11" x 14' 7" (4.55m x 4.45m) UPVC double glazed windows to the front/rear aspect and two radiators.

#### Bedroom Two

15' 3" x 10' 6" (4.65m x 3.20m) UPVC double glazed window to the side aspect and radiator.

#### Bedroom Three

8' 6" x 7' 5" (2.59m x 2.26m) UPVC double glazed window to the front aspect, built in airing cupboard and radiator.

#### Family Bathroom

Two UPVC double glazed windows to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

#### Rear Garden

To the rear of the property there is a low maintenance private courtyard enjoying a sunny aspect with side access.

#### Additional Notes:

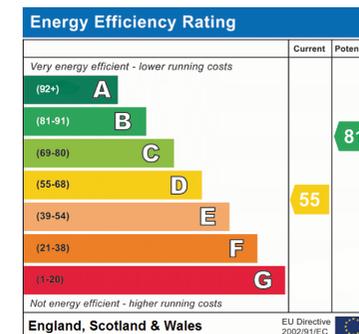
Council tax band E (Harborough District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



### Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



### First Floor

Approx. 55.9 sq. metres (601.9 sq. feet)



Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

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