



St Margarets Drive, Leire, Lutterworth, Leicestershire. LE17 5HW

- Two Bedroom Spacious Detached Bungalow
- Cul De Sac Location In Sought After Village Of Leire
- Entrance Area, Cloaks/WC, 17ft Living Room
- Kitchen. Store/Utility, Rear Dining Area/Garden Room
- Two Bedrooms, Family Shower Room/WC
- Double Glazing, Gas Fired Central Heating System
- Driveway, Large Garage, Rear Garden
- Early Viewing Highly Recommended, No Onward Chain
- EPC Awaited & Council Tax Band D



PROPERTY DESCRIPTION

Two bedroom detached bungalow located in a cul de sac in this highly sought after village location. In need of some improvement but on a great plot and offering fantastic potential the property is offered with no onward chain. In brief the property comprises of entrance area, cloaks/wc, front 17ft living room, the kitchen is fitted with a range of base and wall units and has a useful store/utility off. To the rear of the kitchen there is a dining/garden room with side door leading out to the garden area. The inner hall gives access to the two bedrooms both with fitted wardrobes and the family shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the property has a front lawn area, side gated access and a drive way providing car standing and giving access to the large garage with electric up/over door. The rear garden is a generous size and has patio, lawn, pond, shed and greenhouse and fence surround, An early viewing viewing comes highly recommended to appreciate the location, size and layout of this lovely home. EPC rating awaited and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Area

Cloaks/Wc

Living Room

17' 0" x 13' 9" (5.18m x 4.19m)

Inner Hallway

Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

Store/Utility

5' 10" x 4' 6" (1.78m x 1.37m)

Dining Area/Garden Room

8' 4" x 7' 8" (2.54m x 2.34m)

Bedroom

15' 11" to back of robes x 9' 5" (4.85m x 2.87m)

Bedroom

9' 6" x 9' 4" to back of robe (2.90m x 2.84m)

Family Shower Room/WC

9' 3" x 5' 11" (2.82m x 1.80m)

External

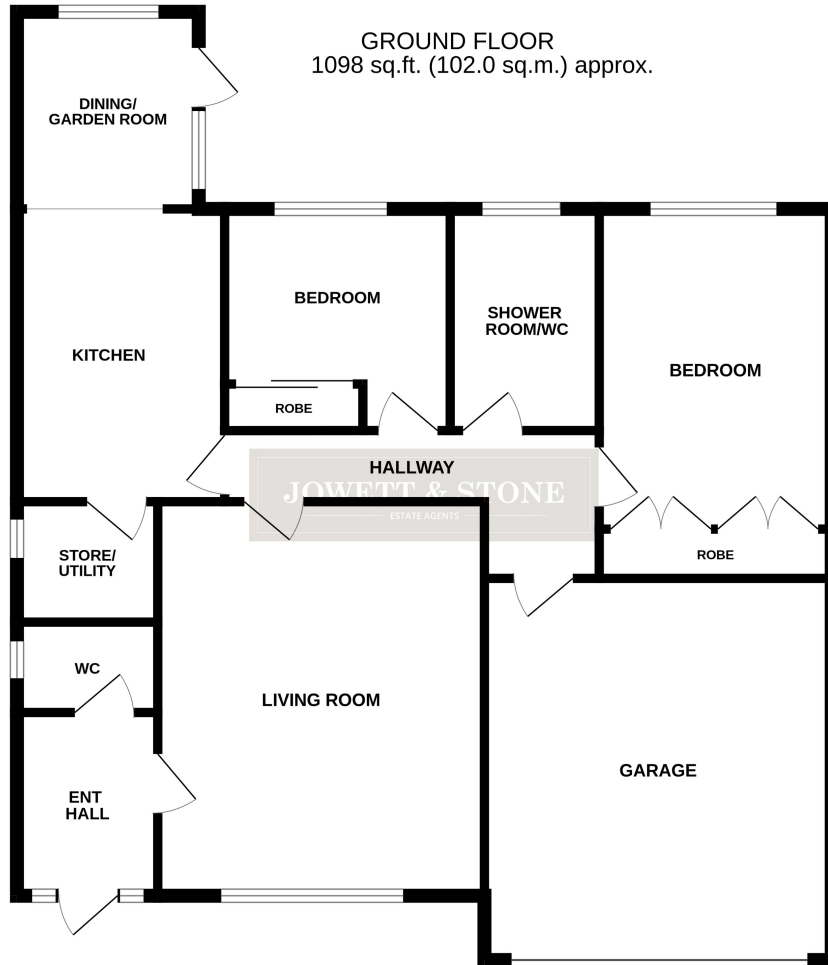
Garage

16' 1" x 14' 11" (4.90m x 4.55m)

Rear Garden



FLOORPLAN



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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