

FOR  
SALE



Broughton Lane, Leire, Lutterworth, Leicestershire LE17 5JB

£750,000 - Freehold



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## PROPERTY DESCRIPTION

Tucked Away! - In This quiet village boundary you will find this delightful EXTENDED barn conversion that is situated at the end of a private driveway accessed by secure gates. The accommodation comprises, lounge, fitted dining kitchen, snug/bedroom three with en-suite, utility, inner hall, shower room, master bedroom with en-suite and stairs to bedroom two. The property benefits from electric heating to radiators, double glazing, ample off road parking giving access to double cart house and private laid to lawn gardens. Internal viewing is considered essential to appreciate the location on offer.

## POINTS OF INTEREST

- *Extended Barn Conversion*
- *Three Bedrooms*
- *Village Boundary*
- *Private Driveway*
- *Two En-Suites*
- *Fitted Kitchen/Diner*
- *Ample ORP*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Open Plan Living Dining Kitchen

26' 7" x 11' 5" max 4'10" min (8.10m x 3.48m max 1.47m min) UPVC double glazed french doors to the front aspect, UPVC double glazed door to the front aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, ceiling spot lights and two radiators.

#### Bedroom Three/Snug

16' 1" x 10' 10" (4.90m x 3.30m) UPVC double glazed door to the front aspect and radiator.

#### En-Suite

Being fitted with three piece suite comprising, low level wc, hand wash shower cubicle

#### Utility

Being fitted with base units with plumbing for washing machine and built in airing cupboard.

#### Lounge

26' 4" x 12' 6" (8.03m x 3.81m) UPVC double glazed door to the front aspect and radiator.

#### Inner Hall

Stairs to first floor landing and radiator.

#### Shower Room

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle.

#### Master Bedroom

14' " x 10' 0" (NaNm x 3.05m) Two UPVC double glazed windows to the front aspect, ceiling spot lights and radiator.

#### En-Suite

Being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower, tiled surround and ceiling spot lights.

### First Floor

#### First Floor Landing

#### Second Bedroom

UPVC double glazed window to the side aspect, two double glazed velux windows to the front aspect, ceiling spot lights, laminate flooring and radiator.

#### Front Garden

To the front of the property there is an excellent sized laid to lawn garden with stoned pathway leading to the front, further to the front there is a detached double cart house which faces you as you reach the top of the private driveway, which can be accessed by a private gate of Leire Road.

#### Double Cart House

Timber framed providing space for multi vehicles.

#### Additional Notes:

Council tax band C (Harborough District Council)

Part solid brick/prefab/brick construction

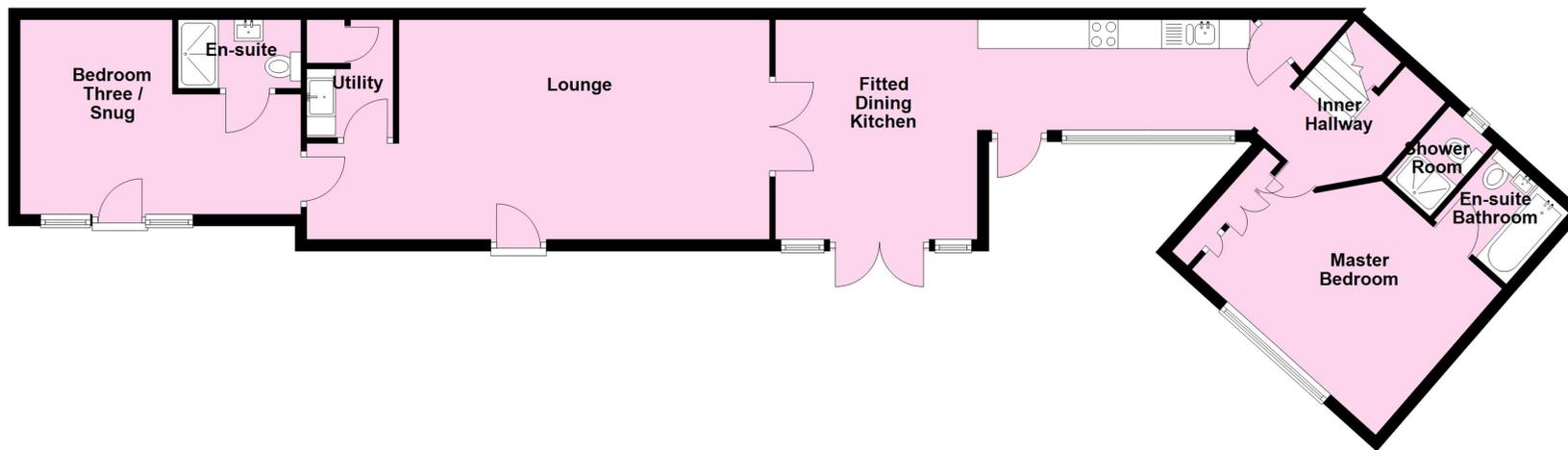
Connected to mains water/electric/ private drainage/sewage septic tank

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

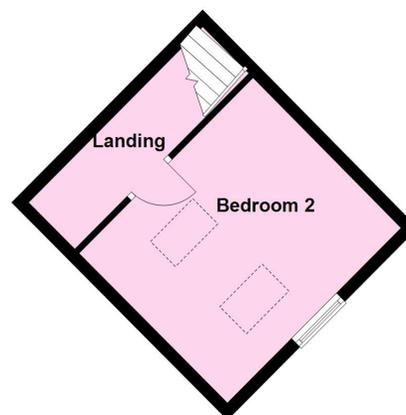
### Ground Floor

Approx. 96.2 sq. metres (1035.4 sq. feet)



### First Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.7 sq. feet)

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