



The Lomond, The Green, Leire, Lutterworth, Leicestershire. LE17 5HL

- Attractive Three Bedroom Middle Cottage
- Highly Sought After Village Location Of Leire
- Entrance Area, Living Room, Dining Room
- Rear 19ft Breakfast Kitchen With Doors Leading out To the Rear, Cloaks/Wc
- Landing, Three Bedrooms, Family Bathroom
- Attractive Rear Garden, No Chain
- Viewing Essential To Appreciate Size, Style And Location
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Attractive mid terraced cottage in the highly sought after village location of Leire. Located on The Green the property offers spacious and well laid out accommodation and a delightful garden to the rear. An internal viewing comes highly recommended to appreciate the size, style and location of this lovely home. In brief the property has a central doorway leading to the entrance area with stairs leading to the first floor accommodation. To the left is a welcoming living room with front window and gas fire with surround, there are double folding doors leading to the rear 19ft breakfast kitchen to the rear which is fitted with a range of base and wall units, tile flooring, double doors leading out to the rear garden and access to the ground floor cloaks/wc. The ground floor is completed by the dining room to the right which also has open access to the kitchen area. To the first floor the landing leads to three generous bedrooms and a family bathroom. Externally the property is set back from The Green and sits in a pretty location with a small lawn area, border and steps leading to the front door. To the rear is a lovely landscaped garden with patio, steps leading to the lawn with mature borders and fence/wall surround. Offered with no onward chain, EPC rating is D and Council tax band C.



ROOM DESCRIPTIONS

Entrance Area

Living Room

11' 11" into rec x 11' 9" (3.63m x 3.58m)

Dining Room

11' 8" x 9' 6" max into rec (3.56m x 2.90m)

Breakfast Kitchen

19' 4" x 7' 4" (5.89m x 2.24m)

Cloaks/Wc

Landing

Bedroom

11' 11" into rec x 11' 8" (3.63m x 3.56m)

Bedroom

11' 8" x 9' 7" max into rec (3.56m x 2.92m)

Bedroom

10' 4" max red to 6'9" x 7' 5" (3.15m x 2.26m)

Family Bathroom

External

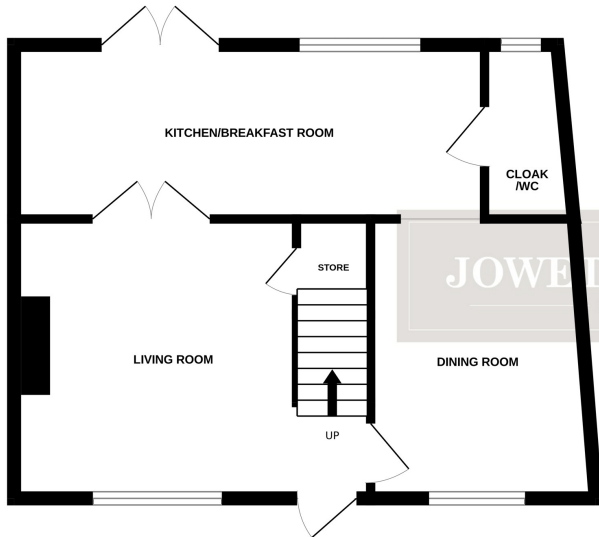
Rear Garden



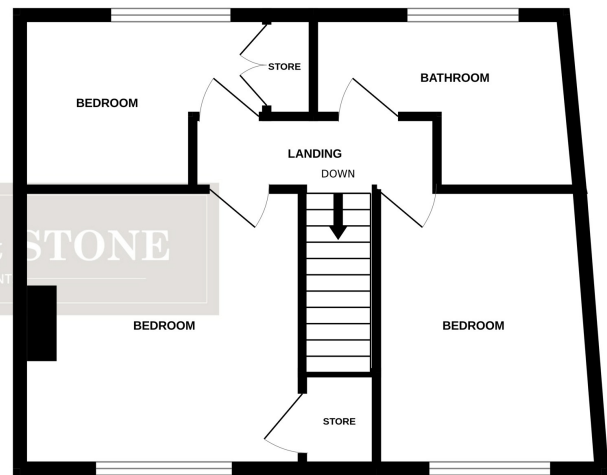
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

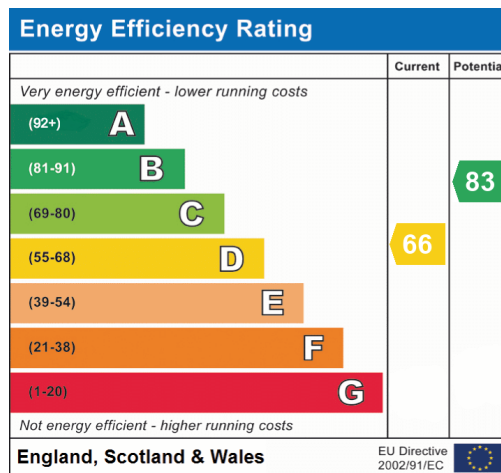


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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