

3 Bed Cottage In The Green , Leire, Lutterworth, LE17 5HL

£695,000





## SHORT DESCRIPTION

Property Ref: 15952 Full central Heating though out Ground Floor Entrance Porch and hallway Cloakroom and Utility Dining Room and Snug with log burner and open fireplace Kitchen with log burner Lounge with large open fire Rear Garden room with log burner 1st Floor Landing to 3 Double bedrooms Master with En-Suite Large Bathroom Outside Front Private electric gated drive for several cars Large Extended 2.5 car Garage with stairs to storage room above Large storage garage currently used for motorbikes, but could be a gym or home office Rear Private South Facing Rear Garden Large Sunken Patio Area Roofed Gazebo with sunken 10 person hot tub Garden Games Room and Bar with log burner Garden Office Log Cabin All private garden with mature trees Property Type: Cottage Full selling price: £695000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: F EPC rating:D Measurement:1496.18 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Gated, Private Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

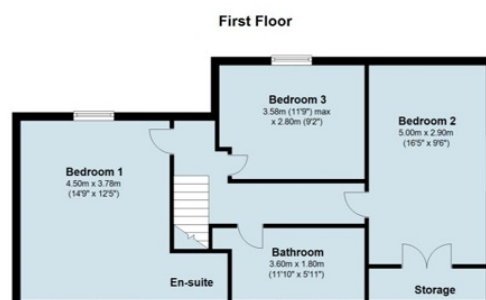
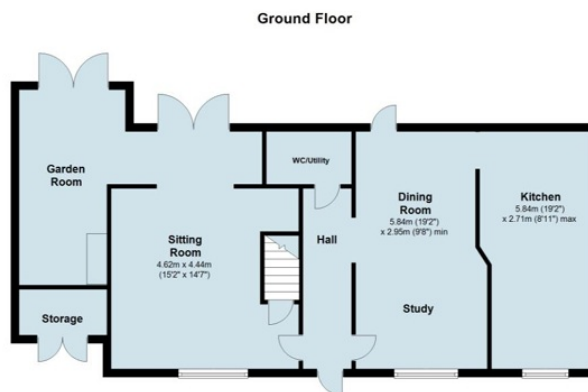
Bath Room(s)

3

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	139 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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