

21 The Dell, Ullesthorpe, LE17 5BL



£360,000

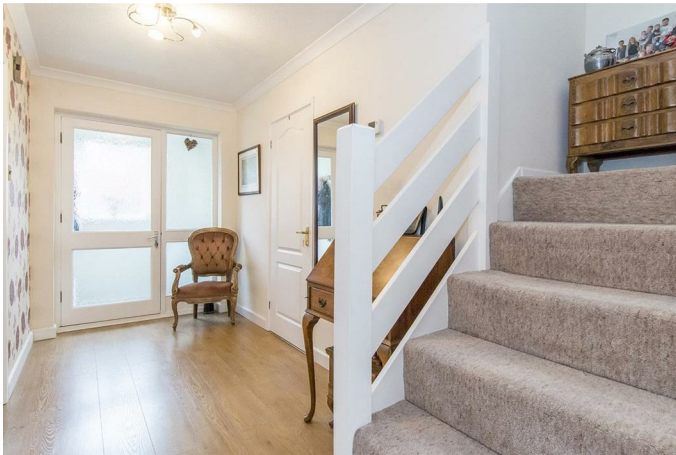
Adams & Jones are delighted to offer for sale this spacious four bedroom detached family home which offers flexible living space set over two floors having the benefit of a private garden and a double garage with ample parking. There is scope to extend the property to the side if wanted (subject to planning approval). Step into the entrance porch where you can hang all your outdoor coats, the hallway has a useful under stairs cupboard, ground floor shower room has a WC and hand wash basin, the spacious lounge opens into the dining area and the breakfast kitchen has appliances and a breakfast bar. On the first floor there are four generous bedrooms and a family bathroom. Located on a generous plot in a popular residential area in the sought after Leicestershire Village of Ullesthorpe. Offered with no upward chain early viewing is advised.

Service without compromise

Porch

Upvc front door. Window to the front aspect. Ample room to hang all your outdoor coats.

Hallway



Laminate flooring. Radiator. Staircase rising to the first floor accommodation with a useful storage cupboard.

Shower Room / WC 9'09" x 2'11" (2.97m x 0.89m)



Fitted with a low flush WC. Wash hand basin. Shower cubicle with bi-fold door. Radiator. Ceramic floor tiles. Obscure glazed window to the front aspect.

Shower Room/ WC Photo Two



Breakfast Kitchen 10'2" x 12'5" (3.10m x 3.78m)



Fitted with a wide range of base and wall cabinets with complimenting surfaces. Stainless steel double sink unit. Hotpoint built in double oven. Space for a dishwasher and fridge -freezer. Breakfast bar seating for two. The utility cupboard has plumbing for a washing machine and houses the Worcester Bosch combination gas central heating boiler. A window to the front aspect and a Upvc door gives access to the side of the property.

Breakfast Kitchen Photo Two



Dining Area 7'4" x 9'7" (2.24m x 2.92m)



Opening from the lounge the dining area has a window to the side aspect and coving to the ceiling.

Lounge 10'7" x 19'7" (3.23m x 5.97m)



The spacious lounge has a feature fireplace with coal effect gas fire. Coving to the ceiling. A set of tilt & turn sliding patio doors that open onto the garden.

Landing



Having a window to the side aspect allowing lots of natural light in. Airing cupboard with linen shelving. The loft is accessed via a pull down loft ladder.

Bedroom One 11'10" x 11'11" (3.61m x 3.63m)



A double bedroom with a window to the rear aspect. A range of built-in wardrobes and a radiator.

Bedroom One Photo Two



Bedroom Two 9'8" x 10'7" (2.95m x 3.23m)



A double bedroom with a window to the front aspect and a radiator.

Bedroom Three 9'9" x 10'7" (2.97m x 3.23m)



A double bedroom with a window to the front aspect. Built-in wardrobes and a Radiator.

Bedroom Four 7'6" x 11'1" (2.29m x 3.38m)



A single bedroom with built-in wardrobes. A window to the rear aspect and a radiator.

Bathroom 8'04" x 6'02" (2.54m x 1.88m)



Fitted with a low level WC. Wash hand basin. Bath with shower and side screen. Ceramic wall tiles. Radiator. Obscure glazed window to the side aspect.

Double Garage

A double garage with an up and over door to the front and a personal door to the rear opening into the garden. Power and light is connected.

Garden



The property is set on a generous corner plot and the garden has an extensive paved patio seating area with steps leading up to a lawned area. There is an original railway sidings wall and views over the old Station House. There is an additional garden that runs along the side of the property that is laid to lawn.

Garden Photo Two





Garden Photo Three



Outside & Parking.

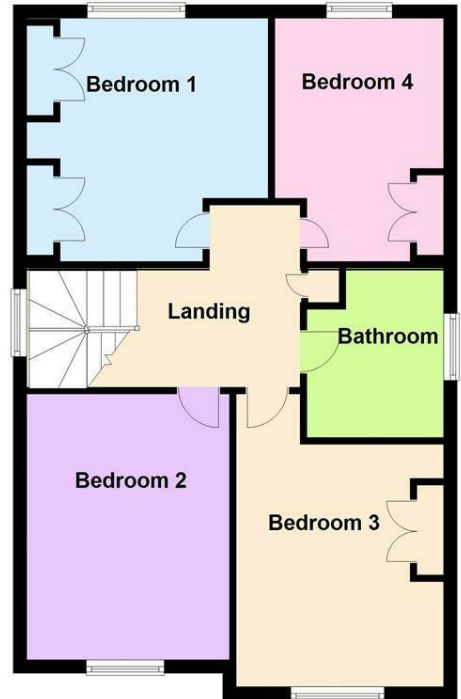
To the front you will find a drive which provides ample off road parking which leads to the double garage. Gated side access leads to the garden and the kitchen side door.

Floor Plan

Ground Floor
Approx. 80.4 sq. metres (865.9 sq. feet)



First Floor
Approx. 56.5 sq. metres (607.9 sq. feet)

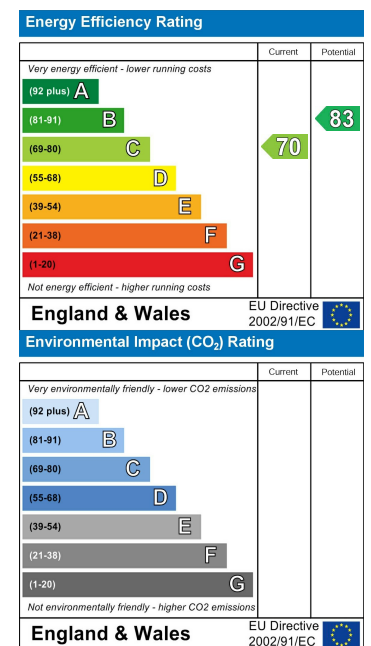


Total area: approx. 136.9 sq. metres (1473.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise