

88 Fairway Meadows, Ullesthorpe, LE17 5FJ



Offers Around £365,000

Nestled in the charming Fairway Meadows of Ullesthorpe, this modern detached house built in 2020 is a true gem waiting to be discovered. As you step inside, you are greeted by a light and airy bay fronted lounge, perfect for relaxing or entertaining guests. The property boasts three bedrooms, ideal for a growing family or those in need of extra space. The spacious dining kitchen is a focal point of the house, with French doors that open into the walled rear garden, seamlessly blending indoor and outdoor living. Imagine enjoying your morning coffee in the garden or hosting a summer barbecue with friends and family. With two bathrooms including an en-suite to the master bedroom, convenience is key in this property. The cloakroom adds an extra touch of practicality for busy households. Parking will never be an issue with space for up to three vehicles and a detached garage. Whether you have a growing car collection or simply need space for guests, this property has you covered. Don't miss the opportunity to make this house your home and enjoy the modern amenities and thoughtful design that this property has to offer. Book a viewing today and start envisioning your life in this beautiful home in Fairway Meadows. **NO CHAIN!!!**

Service without compromise

Entrance Hall 4'02 x 6'02 (1.27m x 1.88m)



Enter via a composite door into the hall where the stairs rise to the first floor accommodation.

Lounge 18'10 x 10'05 (5.74m x 3.18m)



The lovely bay fronted lounge has two side windows that allow lots of natural light flood in. There is attractive decorative wall panelling and is the perfect living space to relax in.

Lounge Photo Two



Cloaks 5'06 x 3'01 (1.68m x 0.94m)



Fitted with a low level WC and pedestal wash hand basin. Ceramic tiles to water sensitive areas.

Dining Kitchen 18'09 x 13'09 (5.72m x 4.19m)



The spacious dining kitchen has breakfast bar seating, ample room for a full sized dining table and is fitted with a wide range of grey gloss cabinets with complimenting surfaces. Stainless steel bowl and half sink unit with mixer taps. Built-in double oven with ceramic hob and extractor over. Integrated dishwasher, washing machine and fridge freezer. There is a window and a set of French doors that open into the garden.

Dining Area Photo



Landing 3'00 x 12'05 (0.91m x 3.78m)



With a window to the rear aspect allowing lots of natural light in. Communicating doors give access to the bedrooms and the family bathroom.

Bedroom One 9'04 x 12'03 (2.84m x 3.73m)



A double bedroom with mirror fronted sliding wardrobes and a window to the front aspect.

En-Suite 7'00 x 5'06 (2.13m x 1.68m)



Fitted with a low level WC, pedestal hand wash basin and a double width walk-in shower with glass screen. Chrome heated towel rail. Ceramic wall tiles and an opaque glazed window.

Bedroom Two 10'08 x 11'04 (3.25m x 3.45m)



A double bedroom with a window to the front aspect and a built- in storage cupboard.

Bedroom Three 8'07 x 8'00 (2.62m x 2.44m)



A single bedroom with a window to the rear aspect. This is currently being used as a dressing room.

Bathroom 6'06 x 7'02 (1.98m x 2.18m)



Fitted with a low level WC, pedestal hand wash basin and a bath with shower over and side screen. Chrome heated towel rail. Ceramic wall tiles and an opaque glazed window.



Garden



The walled garden is mainly laid to lawn with a paved patio seating area with pergola. Gated side access to the drive and also to the frontage.

Garden Photo Two



Garage & Parking



The detached single garage has a pitched roof which is ideal for storage and there is an up and over door to the front. Power and light is connected. The drive provides parking for up to three vehicles.

Front

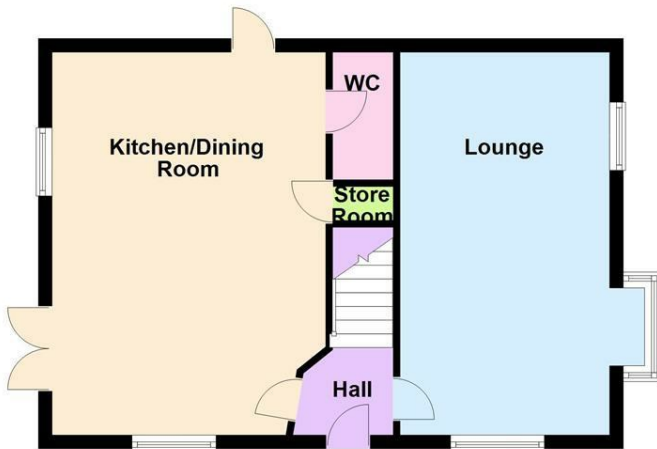


The frontage has mature shrub beds and a path leads to the main entrance of the property. The property also enjoys views over open green space.

Floor Plan

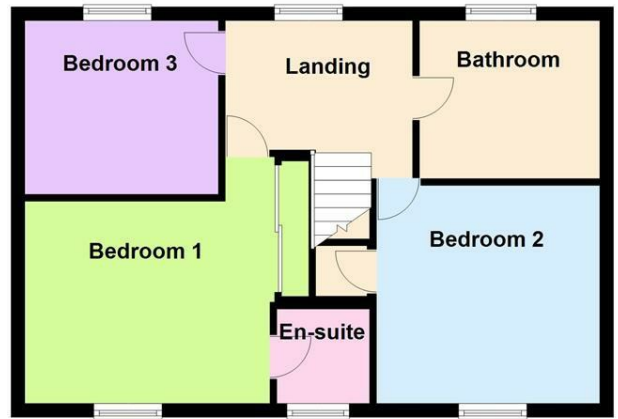
Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



First Floor

Approx. 57.7 sq. metres (620.6 sq. feet)

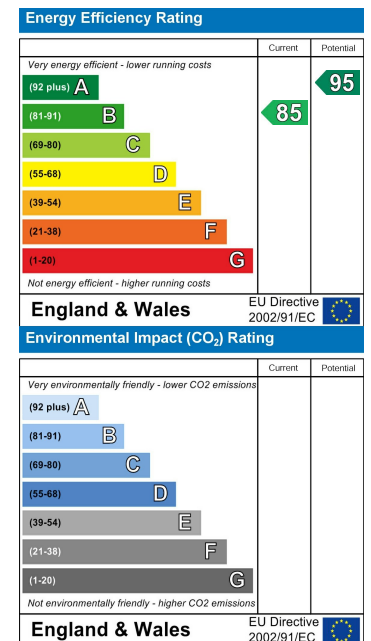


Total area: approx. 102.0 sq. metres (1098.4 sq. feet)

Area Map



Energy Efficiency Graph



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