

5 The Leys, Ullesthorpe, LE17 5FL



Offers Over £415,000

Nestled in the serene setting of The Leys in Ullesthorpe, this charming detached house boasts four spacious bedrooms, making it an ideal family home. The property exudes elegance with its stylish decor and high-quality finishes throughout. Upon entering, you are greeted by an inviting entrance hall leading to a cosy sitting room adorned with attractive wall panelling. The open-plan family dining kitchen is a highlight, featuring French doors that open onto a delightful patio, perfect for enjoying the outdoors. Additionally, a convenient utility room and cloakroom add to the practicality of this home. Upstairs, you will find four generously sized double bedrooms, with the master bedroom benefitting from its own en-suite for added luxury. A family bathroom caters to the needs of the household, ensuring comfort for all residents. Outside, the property offers a single garage, ample off-road parking, and a beautifully landscaped south westerly garden predominantly laid to lawn. The paved patio and covered area provide an ideal space for al fresco dining or simply relaxing in the fresh air. This property presents a wonderful opportunity to reside in a peaceful location while enjoying the comforts of modern living. Don't miss the chance to make this delightful house your new home in the heart of the countryside.

Entrance Hall



Enter into this warm and welcoming hall via a composite door where you will find a personal door giving access to the garage, a useful storage cupboard and the stairs rise to the first floor accommodation.

Sitting Room 16'7 x 10'7 (5.05m x 3.23m)



Situated at the front of the property this lovely sitting room is tastefully decorated with attractive wall panelling and the window is fitted with shutters.

Open Plan Family Dining Kitchen 17'0 max x 15'0 (into bay) (5.18m max x 4.57m (into bay))



The kitchen is fitted with a wide range of modern cabinets with complimenting surfaces to include a breakfast bar. Composite bowl and half sink unit with mixer taps. Double oven, induction hob with extractor canopy over. Luxury vinyl flooring. There is ample room for a dining table which is the perfect space to entertain friends and family. A set of French doors transition beautifully into the garden.

Family Dining Kitchen Photo Two



Utility Room



Fitted with a range of modern cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Space for a washing machine, fridge-freezer and tumble dryer. Luxury vinyl flooring and a door gives access to the outside.

Cloakroom 6'4" x 2'8" (1.93m x 0.81m)



Fitted with a low flush WC, pedestal hand wash basin, ceramic wall tiles, luxury vinyl flooring and an opaque window to the rear aspect.

Landing



There is a useful storage cupboard and the part boarded loft space is accessed via a pull down ladder.

Master Bedroom 15'0 x 12'6 (4.57m x 3.81m)



A double bedroom with a window to the front aspect fitted with attractive shutters and built-in mirror-fronted wardrobes.

Master Bedroom Photo Two



Bedroom Two 17'0 x 9'11 (5.18m x 3.02m)



A very spacious double bedroom with a window to the front aspect which is fitted with attractive shutters.

Bedroom Photo Two



En-Suite 4'11" x 6'6" (1.50m x 1.98m)



Fitted with a low level WC, pedestal wash hand basin, double width shower enclosure with sliding doors and a chrome heated towel rail. Ceramic wall tiles, luxury vinyl flooring and an opaque window to the front aspect.

Bedroom Three 12'7 x 9'11 (3.84m x 3.02m)



A double bedroom with a window overlooking the garden.

Bedroom Four 10'0 x 8'11 (3.05m x 2.72m)



A double bedroom with a window overlooking the garden which is currently being used as a work from home office.

Bathroom 5'5" x 7'3" (1.65m x 2.21m)



Fitted with a low level WC, pedestal wash hand basin, bath with shower and side screen. Chrome heated towel rail. Ceramic wall tiles, luxury vinyl flooring and an opaque window to the rear aspect.

Garden



The beautifully landscaped rear garden is predominantly laid to lawn with a paved patio and covered area complete with a pizza oven that provides an ideal space for al fresco dining or simply relaxing in the fresh air. Gated access to the frontage.

Garden Photo Two



Garden Photo Three



Garage & Parking 19'7 x 9'11 (5.97m x 3.02m)



The single garage has an up and over door to the front, power & light is connected. A personal door gives access to the hall of the main house and the gas central heating boiler is mounted on the wall. There is an electric car charging point situated at the side of the property.

Countryside Walks



Countryside walks are on your doorstep and are part of the Leicestershire Round walking routes.

Floor Plan

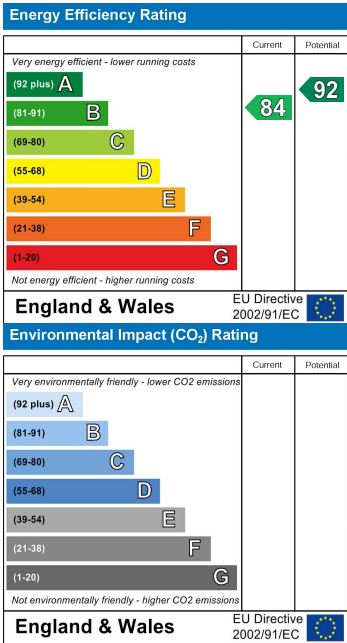


Total area: approx. 145.5 sq. metres (1565.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise