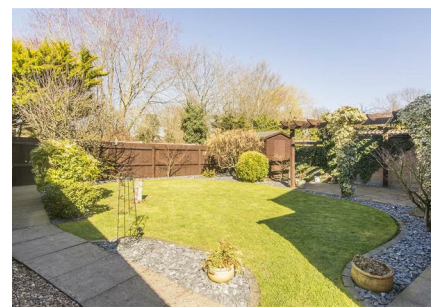


## 29 Fairway Meadows, Ullesthorpe, LE17 5DY



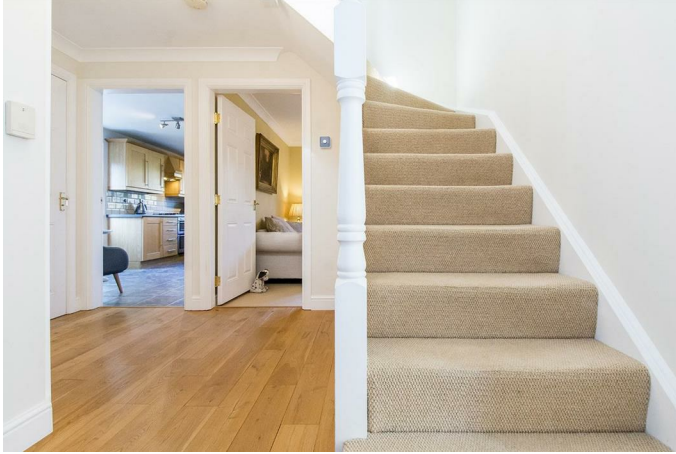
**£545,000**

Situated in the tranquil village of Ullesthorpe, Fairway Meadows presents an exceptional opportunity to acquire a stunning six-bedroom detached house, thoughtfully designed by Messer's Bloor Homes. This impressive residence spans three floors and is ideally situated, offering picturesque views over green open space at the front, while providing easy access to delightful countryside walks and local amenities, including a primary school. Upon entering, one is greeted by a spacious and flexible living arrangement. The ground floor features a welcoming lounge, a separate dining room perfect for entertaining, a convenient cloakroom, and a study that is ideal for those who work from home. The breakfast kitchen is a delightful space, perfect for family gatherings and casual dining. The first floor boasts a guest bedroom complete with a newly fitted en-suite, alongside two further double bedrooms, one single bedroom, and a family bathroom, ensuring ample accommodation for family and guests alike. Ascending to the second floor, you will discover two additional double bedrooms, with the master suite benefiting from its own newly fitted en-suite, providing a private retreat. Externally, the property is equally impressive, featuring a driveway that offers ample parking space, a detached double garage, and a beautifully landscaped private rear garden, perfect for outdoor relaxation and entertaining. This remarkable home is a true gem in a sought-after location, and early viewing is highly recommended to fully appreciate the size, quality, and lifestyle this property has to offer.

*Service without compromise*



Entrance Hall



Step into this warm and welcoming hall where you will find the staircase rising to the first floor, a useful storage cupboard, solid oak flooring and a radiator.

Study 9'1" x 7' (2.77m x 2.13m)



Situated at the front of the property this work from home office has coving to the ceiling and a radiator.

Cloakroom 5' x 3' (1.52m x 0.91m)



Fitted with a low flush WC, hand wash basin, radiator, solid oak flooring and an obscure glazed window.

Dining Room 10' x 9' (3.05m x 2.74m)



The ideal space to entertain friends and family with a window to the front aspect, coving to the ceiling and a radiator.

**Lounge 16' x 11' (4.88m x 3.35m)**



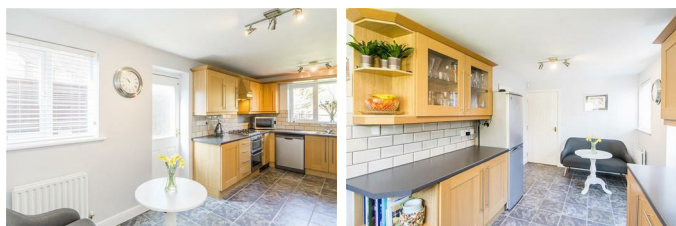
Situated at the rear of the property this lovely lounge has a feature fireplace housing an electric fire, coving to the ceiling, two radiators and a set of French doors open into the garden.

**Breakfast Kitchen 17'1" x 10'1" (5.21m x 3.07m)**



Fitted with a wide range of oak fronted cabinets with complimenting surfaces, stainless steel bowl and half sink unit, built under double oven, gas hob with extractor hood, space for washing machine, tumble dryer, dishwasher and fridge freezer. The breakfast area has ample room for a table and has a glazed back door opening to the outside.

**Breakfast Kitchen Picture Two**



**First Floor Landing**



A galleried landing gives access to the first floor accommodation and has an airing cupboard.

**Bedroom Two 11' x 9'1" (3.35m x 2.77m)**



A double bedroom with a window overlooking the garden, built in wardrobes and a radiator.

**En suite Bedroom Two 4'1" x 7'1" (1.24m x 2.16m)**



Newly fitted with a low flush WC, hand wash basin with matt black taps, double shower with matt black framed sliding doors, ceramic wall tiles, matt black heated towel rail, Malmo tiled flooring and an obscure glazed window.



**Bedroom Four 9' x 8" (2.74m x 2.44m)**



A double bedroom with a window to the front aspect, built in wardrobes and a radiator.

**Bedroom Five 8' x 8' (2.44m x 2.44m)**



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

**Bedroom Six 9' x 7' (2.74m x 2.13m)**



A single bedroom with a window overlooking the garden and a radiator.

**Bathroom 7' x 6' (2.13m x 1.83m)**



Fitted with a new and modern suite comprising of a low flush WC, hand wash basin set onto a back to wall unit, a bath with shower over and side screen, ceramic wall tiles, chrome heated towel rail and an obscure glazed window.

**Second floor Landing**



Stairs rise to the second floor accommodation.

**Bedroom Three 16' x 9' (4.88m x 2.74m)**



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

## Bedroom One 16' x 13'1" (4.88m x 3.99m)



A fabulous double bedroom with a window to the front aspect, a Velux to the rear aspect allowing lots of natural light flood in. A door opens into the en-suite.

## En-Suite Bedroom One 7'1" x 6'1" (2.16m x 1.85m)



Newley fitted with a low flush WC, pedestal hand wash basin, double shower with sliding doors and waterproof wall panells, chrome heated towel rail, Malmo tiled flooring and a Velux window.

## Double Garage & Parking 16' x 16' (4.88m x 4.88m)



A double garage with a pitched roof, two electric up and over doors, power connected and there is a personal door to the garden. The drive provides ample parking.

## Garden



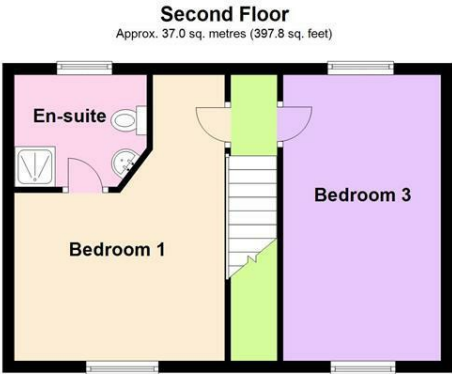
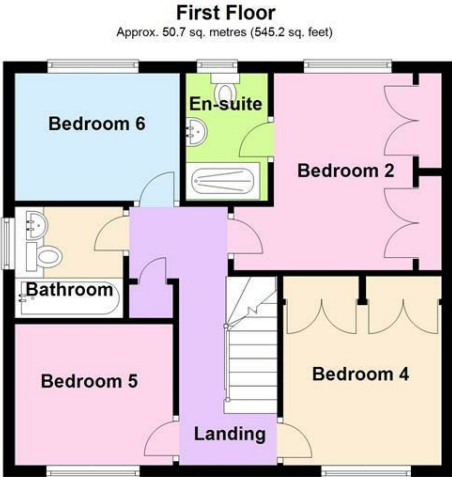
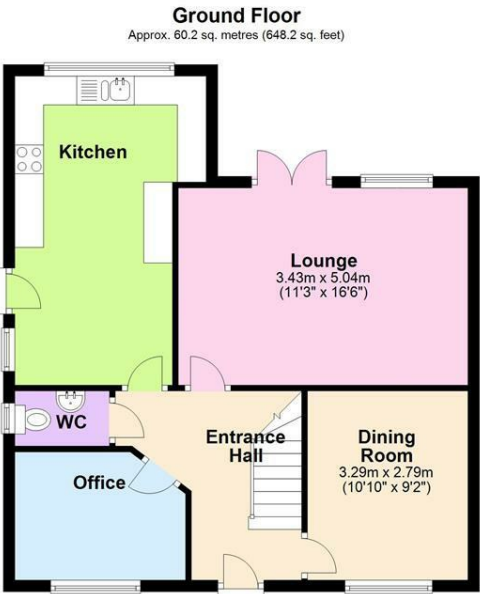
A beautiful private garden which is mainly laid to lawn with well stocked shrub borders, mature trees and paved patio seating areas with an attractive pergola. Gated side access and a personal door to the double garage.

## Garden Picture Two





Floor Plan

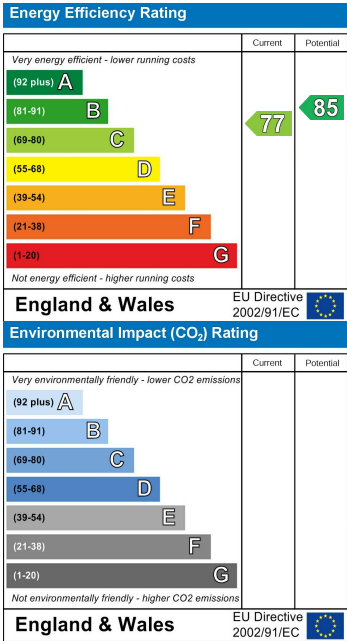


Total area: approx. 147.8 sq. metres (1591.3 sq. feet)

Area Map



Energy Efficiency Graph



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