



4 Bedroom House - Detached
located on Sleath Drive, Lutterworth
£600,000

UP Estates



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****NO ONWARD CHAIN**** An exceptional opportunity to acquire a nearly new, immaculately presented executive detached family home, situated in the highly sought-after village of Ullesthorpe. Built in 2021 by a reputable developer, this stunning property occupies a prime position on Sleath Drive, benefiting from a wide open view to the front aspect. Spanning an impressive 1767sqft, the residence offers four double bedrooms, a spectacular living kitchen diner, and the rare advantage of a double garage with extensive driveway parking. With the remainder of its NHBC warranty, this home provides modern, high-specification living with complete peace of mind.

Ground Floor

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Upon entering the property, you are greeted by a spacious and welcoming entrance hall that immediately sets the tone for the quality and style found throughout. Doors lead to the principal ground floor accommodation, and a staircase rises to the first floor.

Lounge:

A beautifully proportioned and comfortable reception room, the lounge offers a tranquil space for relaxation. A large window to the front aspect floods the room with natural light, creating a bright and airy atmosphere.

Study / Snug:

A highly versatile second reception room, currently utilised as a reading room. This space is perfect for those working from home but could equally serve as a children's playroom, a quiet snug, or a media room, adapting effortlessly to your family's needs.

Open Plan Living Kitchen Diner:

Undoubtedly the heart of this magnificent home, this expansive open-plan space has been designed for modern family life and entertaining.

The Kitchen is fitted with a comprehensive range of contemporary wall and base units with sleek work surfaces over. It boasts a full suite of integrated appliances, including a fridge/freezer, dishwasher, wine cooler, a double oven, and a gas hob with a stylish extractor hood above.

Dining & Living Area: The generous proportions allow for a large dining table and a separate informal seating area, making it the perfect social hub. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months.

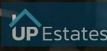
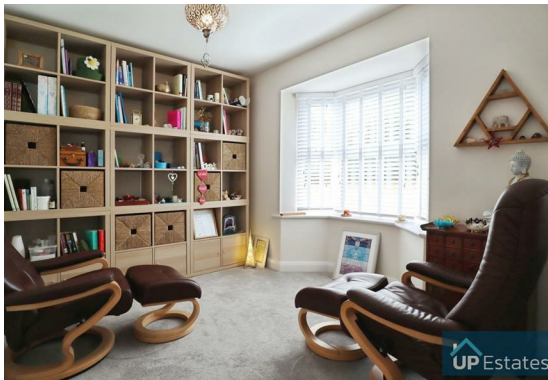
Adjacent to the kitchen is a convenient utility room with further storage and space for laundry appliances.

The downstairs WC and under-stairs Cloakroom are additionally located off the hallway.

£600,000

- EXECUTIVE DETACHED FAMILY HOME
- LARGE LIVING KITCHEN DINER
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- FAMILY BATHROOM AND TWO ENSUITES
- OPEN VIEW TO FRONT ASPECT
- CONTINUED NHBC WARRANTY
- NO ONWARD CHAIN





First Floor

First Floor

A central galleried landing provides access to the four double bedrooms and the family bathroom.

Principal Bedroom Suite:

A luxurious and private retreat, the principal bedroom is a standout feature. This spacious double room benefits from a dedicated Dressing Room with ample fitted wardrobes, there is also a modern Ensuite Shower Room, complete with a walk-in shower cubicle, washbasin, and WC.

Bedroom Two & Bedroom Three with Jack & Jill Ensuite:

Two further generous double bedrooms are positioned to the rear and front of the property. They share access to a well-appointed 'Jack & Jill' Ensuite, featuring a shower, WC, and washbasin – an ideal arrangement for children or guests.

Bedroom Four:

The fourth bedroom is another comfortable double room, offering excellent flexibility as a guest room or teenager's bedroom.

Family Bathroom:

Serves the property and guests in general and is adjacent to bedroom four, comprising a three piece suite, panelled bath with shower over, a glass shower screen, a low-level WC, and a pedestal wash hand basin, finished with elegant tiling





General Overview

External Features

Front:

The property boasts significant curb appeal with a neat lawn and pathway to the front door. A substantial driveway provides off-road parking for up to four vehicles and gives direct access to the Double Garage, which has up-and-over doors, power, and lighting. The property enjoys a pleasant and wide open view

Rear Garden:

The enclosed rear garden is attractive and is low maintenance having a paved patio area, artificial grass with a lawn to the bottom of the garden and a decked seating area behind the garage.

Location & Amenities

Ullesthorpe is a charming and well-regarded Leicestershire village. It offers a strong sense of community with amenities including a primary school, pre-school, village shop, butchers, doctors surgery, two pubs both incorporating restaurants, a village hall with regular activities, a garden centre with cafe is a short distance away towards Lutterworth, and a popular golf and country club with spa and gym, additionally there are public transport links to Hinckley and Lutterworth. For longer distance commuters, the location is exceptional, providing easy access to the M1, M6, and M69 motorway networks, making travel to Leicester, Coventry, Birmingham, and London straightforward. The nearby market town of Lutterworth and the large villages of Broughton Astley and Blaby are just a short drive away, offering a wider range of supermarkets, shops, restaurants, and leisure facilities, in particular Lutterworth College a school for ages 11 to 18 includes a 6th form with an OFSTED rating of Good is also available

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Sleath Drive, Ullesthorpe, Lutterworth





Total Area: 164.2 m² ... 1767 ft² (excluding double garage)

All measurements are approximate and for display purposes only

CONTACT

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