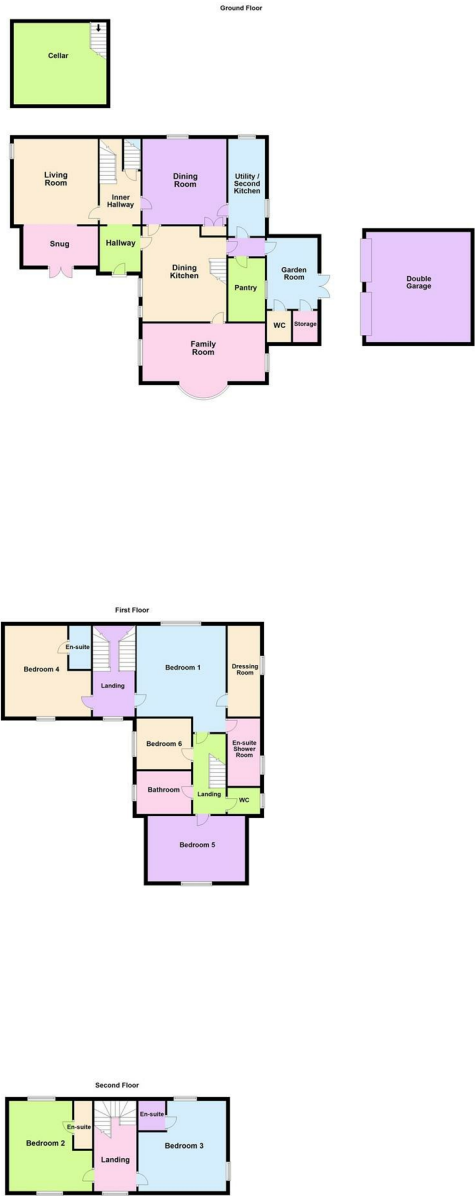


Room Sizes

- Snug
13'08" x 7'6"
- Living Room
14'9" x 14'5"
- Cellar
16'3" x 14'5"
- Dining Kitchen
16'9" x 14'8"
- Dining Room
15'01" x 14'9"
- Family Room
21'8" x 10'1"
- Garden Room
8'1" x 12'5"
- Bedroom One
15'05" x 14'9"
- En Suite Shower Room
11'6" x 5'7"
- Bedroom Four
15'03" x 15'02" max
- En Suite Shower Room
7'5" x 3'2"
- Bedroom Five
16'8" x 11'13"
- Bedroom Six
9'7" x 8'9"
- Bathroom
7'5" x 6'5"
- Bedroom Two
15'2" x 15'1" max
- En Suite Shower Room
8'2" x 2'9"
- Bedroom Three
15'2" x 15'2" max
- En Suite Shower Room
5' x 4'7"
- Double Garage
19'4" x 18'5"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home. Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Frolesworth Road, Ullesthorpe, Lutterworth LE17 5BY
£899,950

The Story Begins

- 18th Century Georgian Farm House Dating Back To Circa 1720
- Approximately 0.3 acres Plot With Stunning Countryside Views
- Unique Home With Original Features & Character
- Grand Entrance Hall, Living Room With Cast Iron Fireplace & Snug
- Cottage Style Dining Kitchen, WC, Pantry & Utility Room/Second Kitchen
- Formal Dining Room, Garden Room, Family Room & Cellar
- Six Double Bedrooms, Four En Suite Shower Rooms, Bathroom & WC
- Gated Driveway, Double Garage, Pretty Front Garden & Private Rear Garden
- Viewing Is Essential On This Amazing Family Home
- Energy Rating D, Council Tax Band G & Freehold

Location Is Everything

Ullesthorpe is a picturesque village situated in the Harborough District in southern Leicestershire. Located approximately four miles from Lutterworth and approximately ten miles from Rugby. Ullesthorpe is within easy access of the M1, M69 and M6. Ullesthorpe is noted for its historic background with a mill, disused railway station and traces of a medieval settlement evident on the edge of the village. Local amenities include a primary school, post office, village shop and hall, family run butchers, doctors surgery, hairdressers, a garden centre with tea room, a church and two public houses. Ullesthorpe Court Hotel has a golf course, swimming pool and gym facilities along with both a restaurant and bar. A lovely place to live.



Inside Story

Positioned within the idyllic south Leicestershire countryside 'The Corner House' is a remarkable Georgian farmhouse that is steeped in history. Occupying a plot size of approximately 0.3 of an acre this impressive property dates back to circa 1720 and is both spacious and charming in equal measure. The current owners really have created a home to proud of, making significant improvements along the way whilst retaining the homes original character and features has been of their utmost importance. An internal viewing is truly essential to appreciate this fabulous home. On approach you will be greeted with a gated driveway that continues past the house and leads to the detached double garage. Quite honestly a tardis, the home provides flexible and beautifully proportioned accommodation. Entering into the hallway where the original staircase winds round to the upper floors there is access into the cellar. On the ground floor you will find a living room with a snug area, a separate dining room, family room and a garden room with downstairs WC, utility room and walk in pantry. The dining kitchen is perfectly central to the home and offers a further staircase to the first floor. With cottage style units, granite worksurface, Belfast sink and tiled floor the kitchen is the hub of the home. Travelling up to the first floor there are four bedrooms, two with en-suites, dressing room, family bathroom and a WC. The top floor of the home provides two additional bedrooms, both of which offer en-suite shower rooms. Externally there is a well maintained garden that has a real sense of privacy. There is ample lawn with mature hedging, shrubs and trees and a patio area for outside dining, decorative gravel and side access gate.

