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Room Sizes

Sitting Room
15'06 x 10'02

Dining Room
10'4 x 10'4

Snug
10'9 x 10'3

WC
8'1 x 3'4

Kitchen
14'4 x 7'9

Dining Area
12'9 x 5'9

Utility
6'6 x 4'08

Bedroom One
15'06 x 9'8

Bedroom Two
7'9 x 15'06

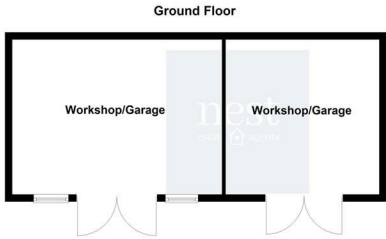
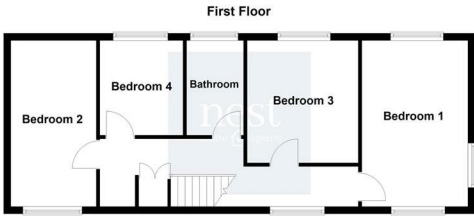
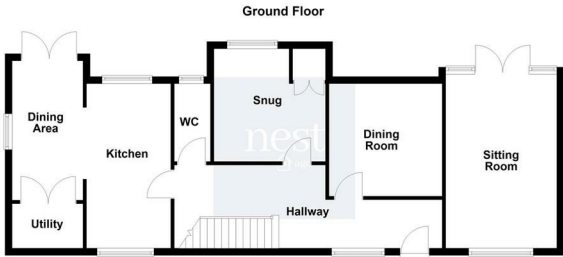
Bedroom Three
11'2 x 10'9

Bedroom Four
8'7 x 7'7

Bathroom
8'7 x 5'5

Workshop/Garage
14'07 x 19'2

Workshop/Garage
14'07 x 10



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
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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.

Station Road, Ullesthorpe, Lutterworth LE17 5BS
£650,000

The Story Begins

- Charming Detached Cottage Dating Back Over 200 Years
- Sympathetically Restored Throughout, Including Renewed Windows & Traditional Lime Wash
- Entrance Hallway & Sitting Room With Log Burning Fire
- Separate Dining Room, Snug, Downstairs WC & Cellar
- Country Style Dining Kitchen With Rangemaster Cooker & Adjoining Utility Room
- Four First Floor Bedrooms & Bathroom With Claw Foot Bath
- Occupying A Generous Plot With Double Gated Side Access
- Cobbled & Gravelled Parking With Former Stables Now Garages / Workshops
- Mature & Enclosed Rear Garden With Established Planting
- Freehold, Council Tax Band E & Energy Rating D

Location Is Everything

Ullesthorpe is a picturesque village and civil parish in the Harborough District of southern Leicestershire, located approximately four miles from Lutterworth and ten miles from Rugby. The village enjoys excellent transport links, with easy access to the M1, M6 and M69, making it ideal for commuters.

Rich in history, Ullesthorpe features a former mill, a disused railway station and visible traces of a medieval settlement on the village outskirts. The community is well served by a range of amenities, including a primary school, post office, village shop and hall, a family-run butcher’s, doctor’s surgery, hairdressers, and a garden centre with tea room. The village also has a church and two public houses, both offering dining. Ullesthorpe Court Hotel provides additional leisure facilities, including a golf course, swimming pool, gym, restaurant and bar, making the village a well-rounded and desirable place to live.



Inside Story

Engine Inn Cottage is a superb character home set in a delightful village location. Believed to be over 200 years old and formerly a local inn, the property is steeped in history and showcases an abundance of exposed timbers and charming period features throughout. The current owner has sympathetically restored the cottage, including renewing the windows and applying traditional lime wash, ensuring the home retains its authenticity while offering comfortable living. An internal viewing is essential to appreciate the quality and atmosphere of this unique property.

On entering the hallway, the sitting room is immediately to the right, featuring a log-burning fire and French doors that open onto the garden, creating a warm and inviting space. The ground floor also includes a separate dining room, a snug, and a downstairs WC. The kitchen opens into a relaxed dining area and provides access to the utility room. It features a quarry-tiled floor, ceramic sink, space for appliances, and a Rangemaster cooker, blending rustic style with practicality. The cellar, accessed externally, offers an exciting opportunity for conversion or additional storage.

Upstairs, the first floor offers four bedrooms, each with its own charm, along with a family bathroom that includes a freestanding claw-foot bath, adding to the cottage’s traditional appeal.

Externally, the property is a true gem. Set on a generous plot, it benefits from double gates to the side that lead to cobbled and gravelled parking, as well as the former stables, now used as a garage and workshop. The mature garden features established perimeter planting, a good-sized lawn, and provides a private and peaceful setting—ideal for outdoor enjoyment or simply relaxing in this wonderful village environment.

