



**Connells**

The Dell  
Ullesthorpe Lutterworth



### Property Description

Ullesthorp is a small village and civil parish situated to the south of Leicestershire. 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, butchers, doctors surgery, hairdressers, garden centre, congregational church, two pubs and a golf course associated with the 'Ullesthorp Court Hotel'.

A well presented four bedroom detached family home, tucked away in a quiet cul-de-sac location within the popular village of Ullesthorpe. The property offers spacious versatile accommodation and this attractive home is perfect for families seeking a peaceful yet convenient village setting.

### Entrance Hall

There is a door to the front of the property, stairs rising to the first floor, wooden flooring, coving to the ceiling, central heating radiator and an understairs cupboard.

### Downstairs Shower Room

There is a shower cubicle, wc, wash hand basin in a vanity unit and a double glazed window to the front of the property.

### Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine and dish washer, central heating radiator and central heating boiler, double glazed window to the front of the property and a door to the side of the property.

### Lounge/Dining Room

With a double glazed window to the side of the property, two central heating radiators, gas fireplace, coving to the ceiling and double glazed French doors to the rear of the property.



## First Floor Landing

With stairs rising from the hallway, airing cupboard and loft access.

## Bedroom One

With a double glazed window to the rear of the property and central heating radiator.

## Bedroom Two

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Four

With a double glazed window to the rear of the property and central heating radiator.

## Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, chrome towel radiator and double glazed window to the side of the property.

## Outside

At the front of the property there is a driveway which leads to the garage. There is also a lawned garden and path leading to the front door.

The rear garden has a patio seating area, lawn, border with mature plants and timber fencing.

## Garage

A tandem garage with an up and over door to the front and a single door to the rear.

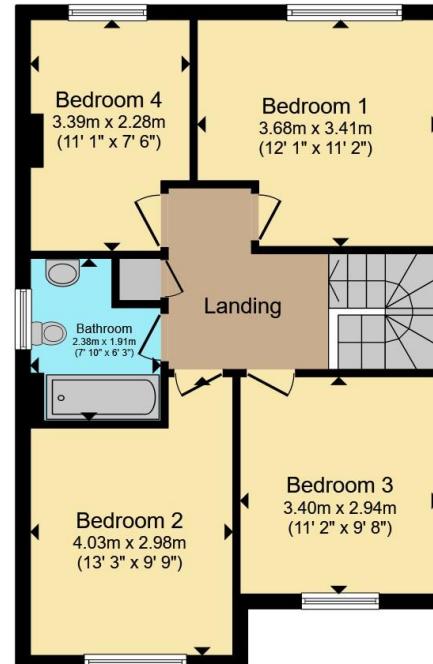








**Ground Floor**



**First Floor**

Total floor area 128.5 m<sup>2</sup> (1,384 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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#### **directions to this property:**

The Dell is located off Main Street in Ullesthorpe village centre.

EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold



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