



72 Fairway Meadows, Ullesthorpe, Lutterworth, Leicestershire, LE17 5FJ

HOWKINS &  
HARRISON



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Ullesthorpe, Lutterworth,  
Leicestershire, LE17 5FJ

Offers in Excess of: £475,000

A spacious and well-presented, four bedroom detached family home in the heart of the sought after village of Ullesthorpe, situated on a private drive in a quiet residential area. The property boasts four bedrooms, two with en-suites, an impressive open plan kitchen/dining/family room, detached single garage, a private garden and delightful views over the green to the front. The property was constructed in 2019 by Balfour Beatty and benefits from nearly five and a half years remaining on the NHBC warranty.

### Features

- Immaculately presented throughout
- Popular village location
- Open plan kitchen/dining/family room
- Downstairs cloakroom
- Utility area
- Four bedrooms, three of which are doubles
- Two en-suite shower rooms
- Family bathroom
- Fitted shutter blinds
- Karndean flooring
- Built-in wardrobes to some of the bedrooms
- Enclosed rear garden
- Detached single garage and off-road parking



## Location

Ullesthorpe is a small village and civil parish situated in the Harborough District of Leicestershire. Located approx. 10 miles north of Rugby, Ullesthorpe is within easy access of the M1, M69, and M6. It 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, doctor's surgery, hairdressers, and garden centre. In addition, there is a congregational church, two public houses, and a golf course attached to the Ullesthorpe Court Hotel.



## Ground Floor

The property opens into a welcoming entrance hall, with wood effect Karndean flooring, stairs rising to the first floor and doors leading to the ground floor accommodation, understairs storage cupboard and a spacious downstairs cloakroom, fitted with a pedestal wash hand basing and WC. The generously sized sitting room has French doors, with glazed panels either side to the rear, overlooking the garden and a bay window to the front aspect which has wonderful views over the green. This delightful room is flooded with natural light and benefits from being fitted with shutter blinds. Double doors open into an impressive open plan kitchen/dining/family room which has a continuation of the wood effect Karndean flooring from the entrance hall. There are multi aspect windows, all with fitted shutter blinds, and bi fold doors to the rear which afford plenty of natural light. This wonderful social space has a dining area with ample space for a dining table and chairs, a family area for relaxing and the kitchen, which is fitted with a modern range of pale dove grey high gloss, handless base and eye level units with complementary Italian white Silestone worksurfaces, along with a large central island which offers further storage solutions, with inset sink and a seated breakfast bar area. Integrated appliances include a full height fridge/freezer and dishwasher, with fitted AEG appliances to include a double oven and a five-ring induction hob with a stainless steel extractor hood over. Off the kitchen area is a utility/storage area with space and plumbing for a washing machine and tumble dryer.





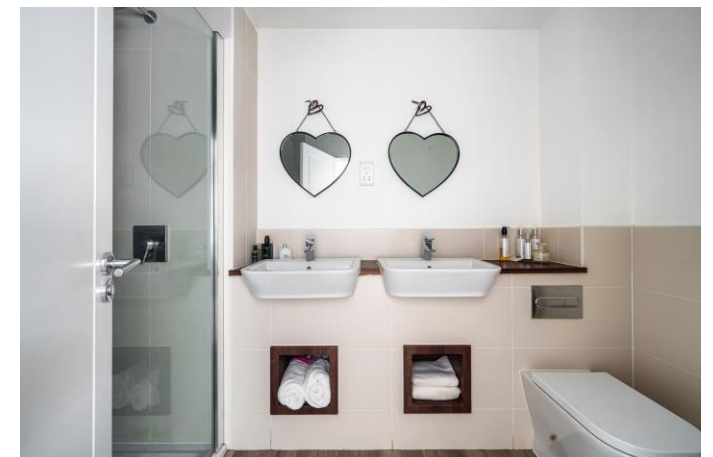


## First Floor

A spacious landing leads to four bedrooms, all of which benefit from plantation style shutter blinds, the family bathroom and a useful airing cupboard. The master suite benefits from fitted wardrobes with mirrored sliding doors and its own en-suite shower room, comprising of a walk-in shower enclosure with rainfall showerhead, his and hers wash hand basins with inset towel/toiletry storage beneath, low level flush WC and a chrome heated towel rail, complemented by neutral coloured tiling and wood effect Karndean flooring. Bedroom two is a large double room and also has the benefit of built-in wardrobes with triple glass mirrored sliding doors and an en-suite shower room that replicates that of the master bedroom, but with a single wash hand basin with inset towel/toiletry storage beneath. There are two further bedrooms, with bedroom three also being a double with dual aspect windows, whilst bedroom four boasts rear garden views. The family bathroom is of a generous size and is fitted with a white contemporary suite comprising of a panelled bath, double shower enclosure with waterfall showerhead, low level flush WC, chrome heated towel rail and an inset wash hand basin, finished with Karndean flooring and part tiling the water sensitive areas.

## Outside

A small private road leads to the front the property, with a tarmac driveway providing off-road vehicular parking in front of the detached single garage. The front of the property is partially enclosed by low level hedging and a brick pathway leads to the front door, to one side of which is an area laid to lawn, with mature shrub planting with wood chippings to the opposite side. To the rear of the property, a cobblestone patio area provides an ideal space for outdoor entertaining. A wooden picket fence with gate provides access to the main garden, which is mainly laid to lawn with planted borders. There are two cobblestone pathways, one of which leads to an area laid to slate chippings with a wooden garden shed, pergola and lovely climbing Wisteria. The other pathway leads to a further area with slate chippings, an ideal space for outside seating.



## Viewing

Strictly by prior appointment via the selling agents. Contact  
Tel:01455-559203.

## Fixtures and Fittings

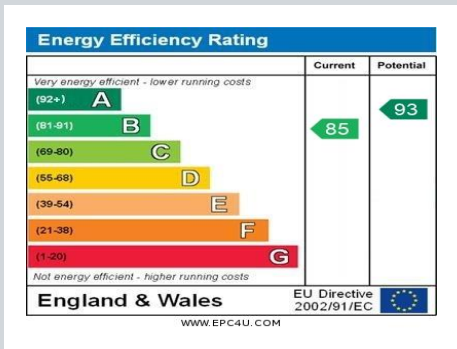
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Harborough District Council. Tel:01858-828282.  
Council Tax Band – F.



## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

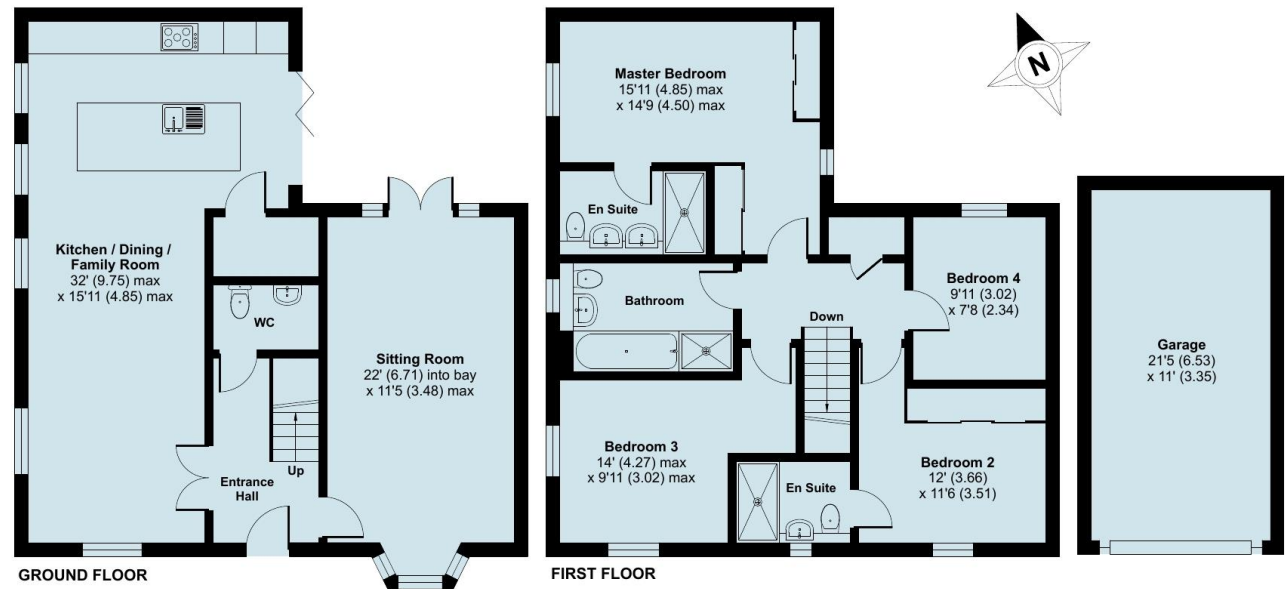
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Approximate Area = 1586 sq ft / 147.3 sq m  
Garage = 237 sq ft / 22 sq m  
Total = 1823 sq ft / 169.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Howkins & Harrison. REF: 1098001

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.