



34 Fairway Meadows, Ullesthorpe, Lutterworth, Leicestershire, LE17 5DY

HOWKINS &
HARRISON

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Ullesthorpe, Lutterworth,
Leicestershire, LE17 5DY

Offers in Excess of: £400,000

Nestled in the popular village of Ullesthorpe, situated on a private drive with stunning views overlooking the green, this delightful four bedroom detached property is immaculately presented throughout, featuring four spacious double bedrooms, including a master bedroom with its own en-suite. Inside, the property impresses with a well-appointed kitchen/breakfast room, a second reception room and a ground floor study providing a quiet space to work from home. With the added convenience of driveway parking and a detached garage, parking will never be an issue. The beautifully landscaped and impeccably maintained private rear garden is a perfect spot for relaxing or entertaining guests.

Features

- Popular village location
- Four double bedrooms including a master with en-suite
- Built-in wardrobes to two bedrooms
- Kitchen/breakfast room
- Separate dining room
- Study and utility room
- Downstairs cloakroom
- Beautifully maintained and landscaped rear garden
- Detached single garage and driveway parking
- Home charging wall box for an electric vehicle



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

From under a covered storm porch, the property opens into a spacious entrance hall, with wood effect flooring, stairs, with useful storage cupboard beneath, rising to the first floor and doors leading to the ground floor accommodation which includes a downstairs cloakroom, fitted with a wash hand basin, chrome heated towel rail and WC. To the front aspect is a study, fitted with bespoke built shaker style fitted cupboards with part glazed doors and insert lighting to one wall, and a dining room, currently being used as a home office, both of which have a continuation of the wood effect flooring from the entrance hall. The sitting room is light and spacious overlooking the rear garden, with French doors leading out to the patio area. The focal point to the rooms is a feature fireplace over a grey slate hearth with oak mantle above. The Kitchen/breakfast room benefits from dual aspect windows, affording plenty of natural light, pale grey flooring with complementing deco tiling to the walls and a tall column radiator. The kitchen is fitted with a comprehensive range of shaker style kitchen cabinets, incorporating numerous cupboards, pan drawers and cutlery drawers, with wooden worksurfaces over. Fitted appliances include an AEG competence double oven, 80 micro watt microwave and a five-ring gas hob with a coloured glass splash back and extractor hood above. Integrated appliances include a fridge, freezer and dishwasher. A part glazed door provides access to the rear garden.



First Floor

The first floor landing has doors leading to four double bedrooms and the family bathroom. The master bedroom overlooks the rear elevation and benefits from built-in wardrobes to one wall and an attached en-suite with a grey ceramic tiled floor and a chrome heated towel ladder, fitted with a pedestal wash hand basin, WC and a fully tiled shower enclosure with glass shower door. Bedroom two also enjoys views over the garden, located to the rear aspect and also benefiting from built-in wardrobes. There are two further double bedrooms which are located to the front elevation. The bathroom is fitted with a modern white suite, comprising of a wash hand basin over a grey shaker style vanity unit, WC, chrome heated towel rail and a panelled bath with glass shower screen with shower over and a rainfall showerhead attachment, tastefully finished with complementary grey tiling to the floor and walls.



Outside

To the front a paved pathway leads to the front door, either side of which are attractive planted borders. To the side of the property a tarmac driveway provides vehicle parking in front of the single garage with up and over door. A wooden gate to the side provides access to the garden which has been beautifully landscaped with a fabulous patio area, laid to slate tiles, which runs across the rear of the property and to one side, providing an ideal space for outdoor dining and entertaining. The garden is laid to lawn, edged with gravel and bordered with an array of mature plants, flowers, various trellis with climbing plants and small trees, creating a distinct private feel. The garden is impeccably maintained with two attractive wrought iron pergolas and to the rear, a useful garden shed, ideal for storage. The garage has been partially converted into a utility room, accessed via pedestrian door from the garden, which is fitted with a range of base and eye level units with sink and space with plumbing for a washing machine and white goods.



Viewing

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

Fixtures and Fittings

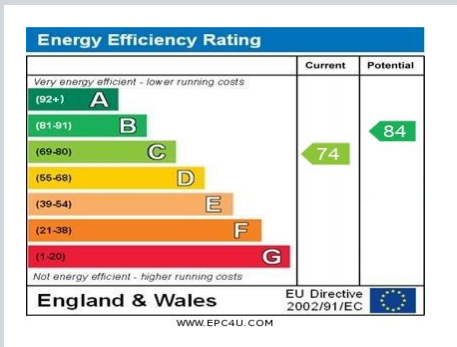
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 01858 828282.
Council Tax Band – E.



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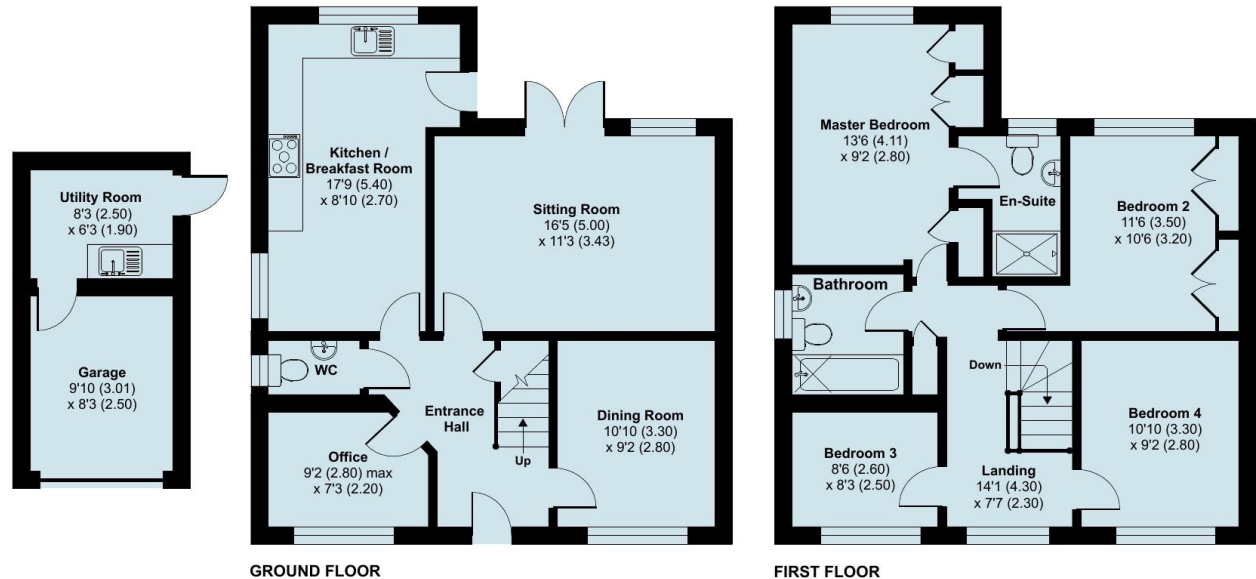
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Approximate Area = 1324 sq ft / 123 sq m
Garage = 146 sq ft / 13.6 sq m
Total = 1470 sq ft / 136.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Howkins & Harrison. REF: 1176702

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.



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