



6 The Leys, Ullesthorpe, Lutterworth, Leicestershire, LE17 5FL

HOWKINS &
HARRISON

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Ullesthorpe, Lutterworth,
Leicestershire, LE17 5FL

Guide Price: £400,000

This well presented modern family home benefits from a good size lounge, open plan kitchen/diner with beautiful large windows and patio doors to garden, four bedrooms, en-suite and a family bathroom. Outside there is an integrated garage, off road parking and gardens front and rear.

Features

- Beautifully present family home
- Four bedrooms
- Stunning kitchen/diner with doors to garden
- Two bathrooms & downstairs WC
- Separate living room
- Useful utility room
- Single garage & parking
- Garden front & rear
- Sought after location
- Energy Rating- B



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

A beautifully presented four-bedroom detached home, offered with no onward chain, situated in a quiet cul-de-sac and surrounded by scenic golf course views and charming old railway tracks. This spacious family home benefits from an integral garage, driveway parking for two vehicles, and generous front and rear gardens. On entry, a welcoming hallway leads to a stylish family living room, featuring Antico flooring, panelled walls, and high-end décor. The kitchen/diner is well-equipped with an AEG induction hob, integrated dishwasher and fridge freezer, double oven, and double sink. French doors open onto the rear garden, allowing for seamless indoor-outdoor living.



A separate utility room provides further access to the garden and is fitted with a washing machine, tumble dryer, large sink, and ample storage. A ground floor WC is accessed via the utility.

First Floor

Upstairs, the property offers four double bedrooms and two bathrooms. The spacious master bedroom features fitted triple wardrobes, views over the old railway track, and an en-suite shower room with WC, sink, and heated towel rail. The second bedroom is an extremely generous double room, which overlooks the front of the property. With a large window this room is flooded with natural light. Bedroom three is again another spacious double room, this is currently being used as a gym. However, this room can be versatile in its use. Bedroom four overlooks the landscaped garden, this room is a double room perfect for guest use, nursery, office space or full time bedroom. The family bathroom includes a bath with overhead shower, WC, sink, heated towel rail, and a large window for natural light.

Outside

Outside, the private rear garden has been thoughtfully landscaped to create a tranquil and sunny retreat. The property also benefits from gated side access. This home offers stylish, spacious living in a peaceful setting. Ideal for families or anyone seeking a well-appointed home in a sought-after location.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. 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.

Agents Note

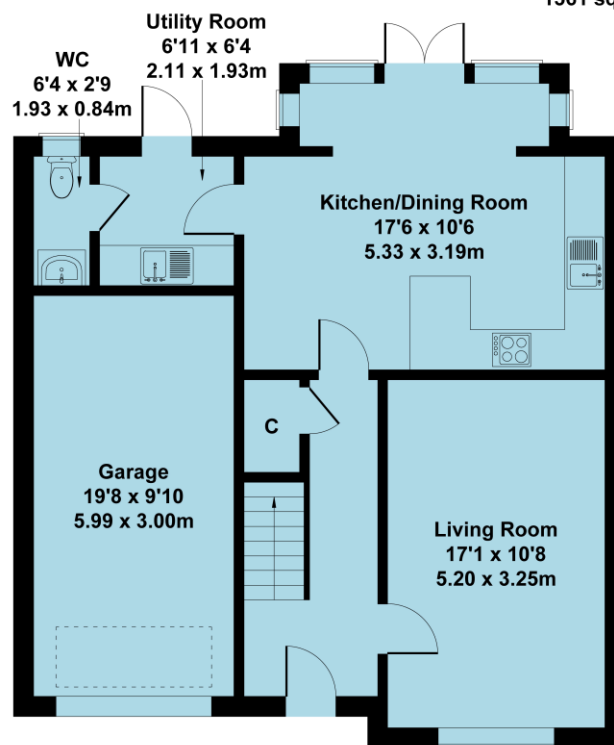
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

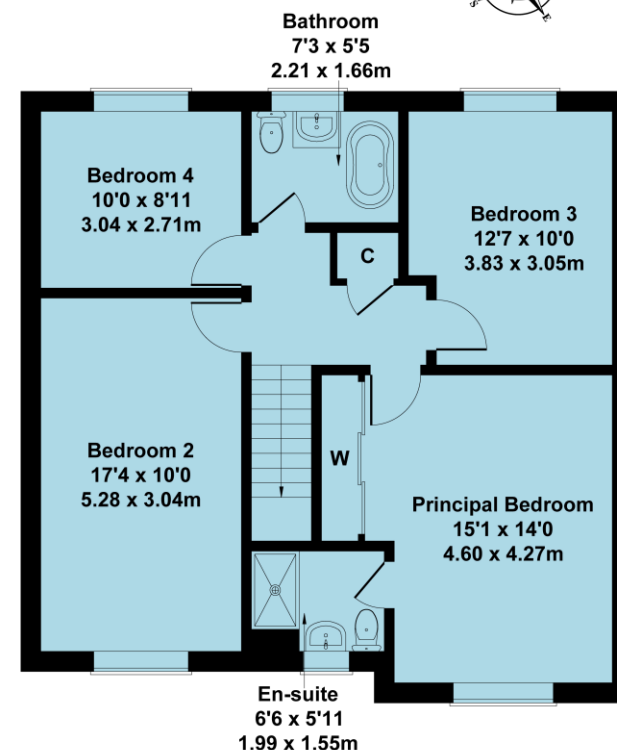
Harborough District Council Tel:01858-828282.
Council Tax Band – E

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Approximate Gross Internal Area
1561 sq ft - 145 sq m

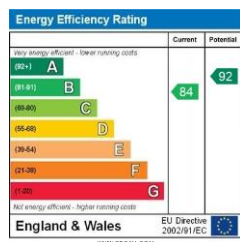


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Howkins & Harrison

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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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