



White House, Main Street, Ullesthorpe, Lutterworth, Leicestershire, LE17 5BT

HOWKINS &
HARRISON

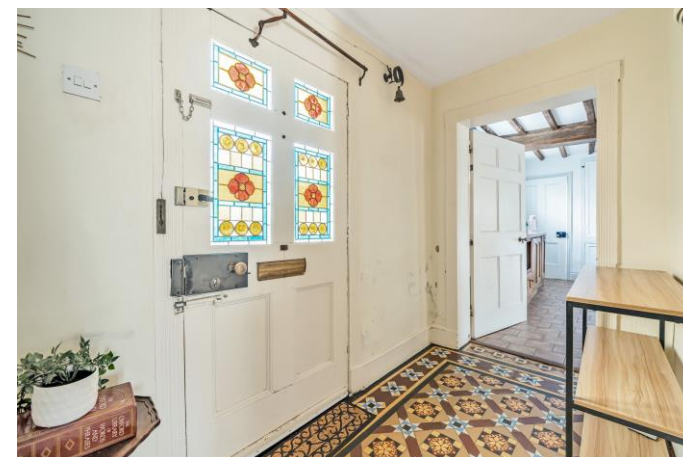
White House, Main Street,
Ullesthorpe, Lutterworth,
Leicestershire, LE17 5BT

For Sale by Online Auction on
Tuesday 8th July 2025

White House is a five-bedroom character period home, set over two floors. Located in the heart of Ullesthorpe, this versatile home would benefit from sympathetic modernisation, featuring four reception rooms and five spacious bedrooms, two with en-suites. The property benefits from off-road parking and garaging to the rear, with a south-facing garden and rural views.

Features

- Five spacious bedrooms
- Two en-suite shower rooms and family bathroom
- Kitchen, utility and laundry/boot room
- Large home office with bespoke oak furniture
- Aga
- Wealth of original features
- Exposed beams
- South-facing Garden
- Parking and garaging to the rear
- Countryside views
- Wine cellar
- Conservatory
- EPC rating - D



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.

Outside

This property features a large, gravel driveway, brick garden store and double timbered garage to the rear providing ample off-road parking. Attached to the house, there is a boiler room, housing the condensing gas-fired boiler. The south-facing garden is mainly laid to lawn and wraps around the timber garage with a stone and shrub border. There are an array of mature trees and shrubs surrounding the garden with timber fencing separating the garden from the parking. A large patio area sits adjacent to the conservatory. Just outside the kitchen, there are two ornamental water pumps in a small courtyard.



Ground Floor

The property is entered through the stained glass and timber front door, leading into the spacious entrance hall featuring Minton floor tiles, original period cupboards, a cloakroom, and a staircase leading to the first floor. The entrance hallway gives access to all four reception rooms, has glazed double doors to the conservatory and a door to the wine cellar. To the left of the hallway is a door leading through to the spacious kitchen which benefits from a range of fitted base units, an array of integral, original storage cupboards and a four-oven Aga with fitted shelving on either side. There is an integrated dishwasher, sink, inset induction electric hob and built-in microwave. The tiled floor, ceiling beams and original storage cupboards are brought up to date by classic, neutral decoration.

From the kitchen, an archway leads to a separate breakfast area which in turn, leads through double glazed doors into the large, Amdega conservatory benefitting from tiled flooring, with opening windows on two sides, three opening roof lights and French doors to the garden. From the kitchen, there is a useful laundry/cloak room with additional cupboards and fitted sink unit. The good-sized utility room has plumbed services with a tiled work surface and sink unit. This has a good range of oak base and wall units with an AEG electric fan-assisted oven, ladder radiator and window to the front. From here, doors lead to the back staircase, to the first floor and out to the courtyard. To the right of the entrance hall is an opening through to the dining room with a central beam, fire surround (currently sealed off) and window to the front. The family room,

situated to the front aspect, is an extremely versatile room, ideal to be used as a playroom or an additional sitting room. It benefits from parquet flooring with bespoke, fitted bookshelves. A bay window sits to the front, with a further window and glazed French doors to the rear garden. To the rear of the property, the sitting room features a wood-burning stove, set onto a tiled hearth with a wooden surround. There is built in shelving and a bay window providing views of the garden and open countryside. Also situated to the rear is a large home office, fitted with bespoke oak office furniture which includes cupboards, bookshelves, filing cabinets and computer desk. There is a fireplace (currently non-operational) with period wood mantel and surround, ceiling beams and windows to the side and rear which provide views over the garden.





First Floor

From the entrance hallway, stairs with dark wood handrail and spindles lead to the first-floor landing which features a stained-glass window and original built-in cupboards below. The generous master bedroom has exposed oak floorboards with wonderful high ceilings. There is a (non-operational) fireplace with an inset cast-iron fire surround and a large bay window with lovely countryside views. There is a walk-through wardrobe with bespoke fitted units, leading on to the en-suite. The en-suite has a double width walk-in shower enclosure with shower unit, WC and two pedestal wash basins, a radiator and two windows to the rear with countryside views. Bedroom two is a very large double with an open fireplace with tiled and wood surround. There are windows on three sides allowing for plenty of natural light. Bedroom three has a working open fireplace with decorative tiling, pedestal wash basin and window to the front. The family bathroom has a white panelled bath with tiled, period-style shower unit above and obscure glazed window to the front. There is a pedestal basin, WC, ornamental fireplace, mid-height wood panelled walls, and tiled slate flooring. The original radiator remains and there is an airing cupboard housing the water cylinder. A door connects to the fourth double bedroom. Bedroom four has a high ceiling with dual aspect windows to the front and rear with views over the garden and a door to the back staircase. Bedroom five is a single bedroom with fitted wardrobes and dressing table with a window to the front aspect. This room has a modern styled en-suite shower room with pedestal wash basin, WC, heated towel rail, tiled shower unit with enclosure and a window to the side.





Auction Terms

The property is for sale by online auction on Tuesday 8th July 2025. All details, terms, conditions, and contract pack are available on our website.

Auction Process

Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'.
To bid; click 'Register' and verify your email address.

Auction Payments

The purchaser is subject to the following payments upon exchange:

£5,000 (incl VAT) is taken from the registered card and is apportioned as follows:

Auctioneers Platform - £1,980 (inc VAT)

Auction Buyers Premium - £1,800 (inc VAT)

£1,220 towards deposit - with the remainder of the 10% deposit of the purchase price is due by 12 noon the next working.

The purchaser is subject to the following payments upon completion:

Balance of the purchase price

Buyers Administration fee - £480 (inc VAT)

Repayment of the search costs - £310.80 (inc VAT)

AML

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available. Each purchaser is subject to a £30 AML check fee.

Agents Note

Underpinning work has been carried out on the gable end wall, a copy of the completion certificate is available upon request.

Viewing

Strictly by prior appointment via the selling agents. Contact our Rugby office on 01788 564666.

Fixtures and Fittings

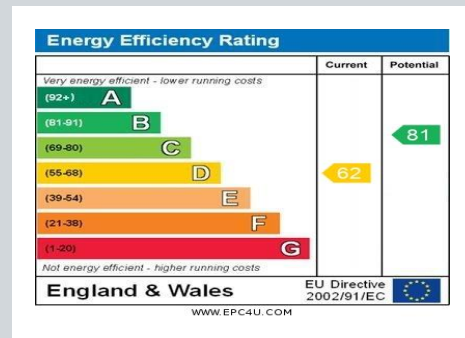
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – G



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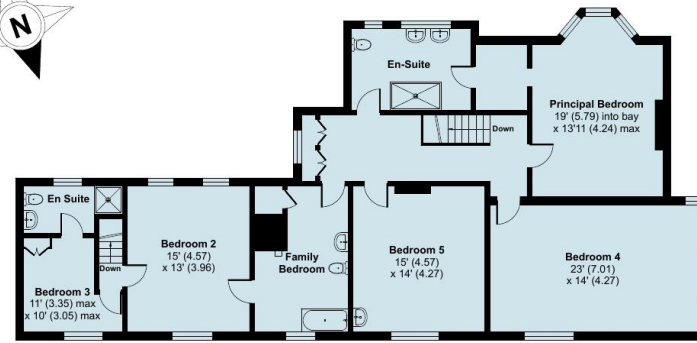
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Approximate Area = 3943 sq ft / 366.3 sq m (excludes carport)

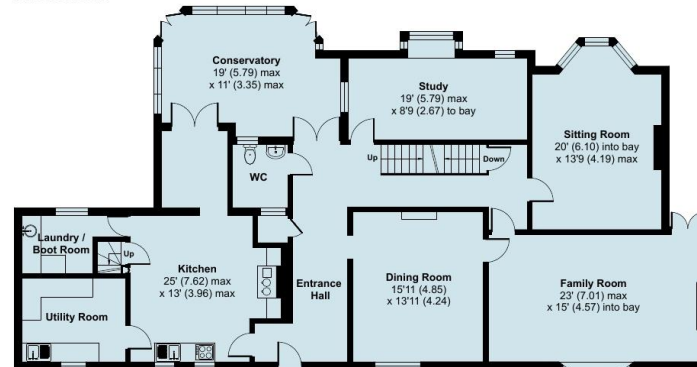
Outbuilding = 144 sq ft / 13.3 sq m

Total = 4087 sq ft / 379.6 sq m

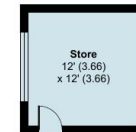
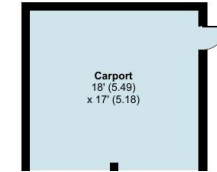
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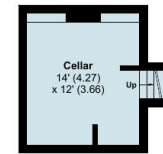
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



LOWER GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Howkins & Harrison. REF: 1031909

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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