



9 Leas Close, Ullesthorpe, Lutterworth, Leicestershire, LE17 5FY

HOWKINS &
HARRISON



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A beautifully presented five bedroom property with double garage, located within an exclusive development of nine homes. Located on the edge of the popular Leicestershire village of Ullesthorpe, situated on a private road and surrounded by countryside views, this property has been thoughtfully designed to offer modern day living, practicality and style.

Features

- Five generously sized double bedrooms
- Three en-suites and a family bathroom
- Two dressing rooms
- Open plan kitchen/dining room
- Air conditioning unit
- Bi fold doors to the rear
- Office/study
- Neff Appliances
- Wrap around garden
- Porcelain patio with two pergolas
- Double garage with electric door
- Electric car charging point



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 which also boasts a spa and a gymnasium.



Ground Floor

Enter into a spacious entrance hall fitted with Karndean flooring. A glass and oak staircase, with low level automatic lighting, rises to the first floor and oak doors provide access to the ground floor accommodation, including an office which overlooks the front aspect. The attractive Karndean flooring extends throughout the ground floor and into the living room, which is fitted with a bespoke media wall with shelving and cupboards either side of a contemporary integrated electric fireplace, providing a focal point to the room. Two windows overlook the front aspect and flood the room with plenty of natural light. There is a useful understairs cupboard, providing space for storage, and a cloakroom fitted with a vanity unit with wash hand basin and mirror over, WC and chrome heated towel ladder. The kitchen/dining/family room extends across the rear of the property and, through windows and two sets of bifold doors, there are views across the wrap around garden and neighbouring countryside. The kitchen is fitted to a high standard with bespoke shaker style wall and base cabinets, cutlery and pan drawers and integrated bins with quartz work surfaces over. There is also a central island unit which provides a seated breakfast bar and offers further storage solutions. Appliances include an induction hob with extractor fan over, fridge, freezer, dishwasher and Neff combination oven/microwave and electric oven. Adjacent to the kitchen is a utility room with additional cabinets and space and plumbing for a washing machine and tumble drier.







First Floor

A spacious glass and oak galleried landing provides access through oak doors to five spacious bedrooms and the family bathroom. Three of the bedrooms feature luxurious en-suite bathrooms along with a large fully tiled family bathroom serving the remaining bedrooms, fitted with shower enclosure with glass sliding doors, rainfall shower head and separate handheld shower, WC, wash hand basin inset into a cream shaker vanity unit with fitted mirror over, freestanding bath with waterfall tap and chrome heated towel ladder. In addition to the en-suite the principal bedroom further benefits from a dressing room with fitted furniture including shelving, drawers, hanging rails, sliding shoe racks and a complementing dressing table as well as a contemporary Juliet balcony. The guest bedroom also features a walk-in wardrobe.



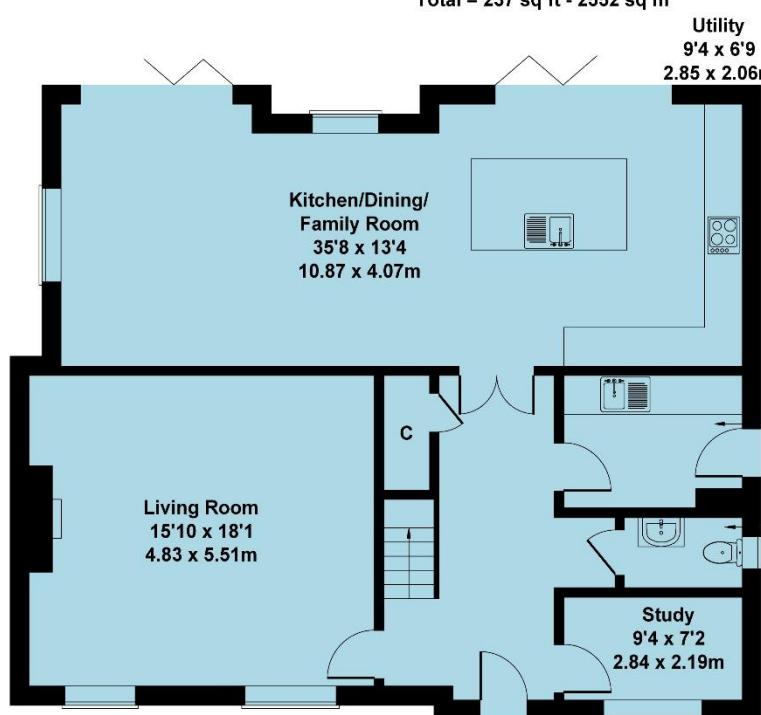
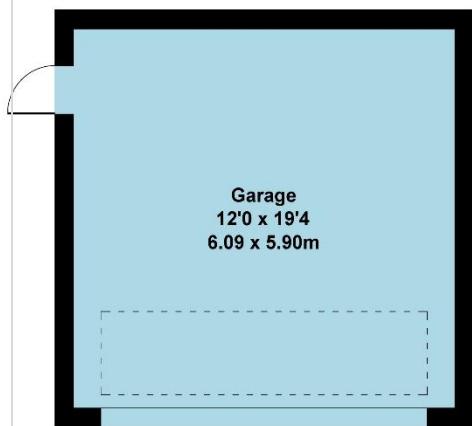
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Approximate Gross Internal Area

House = 201 sq ft - 2164 sq m

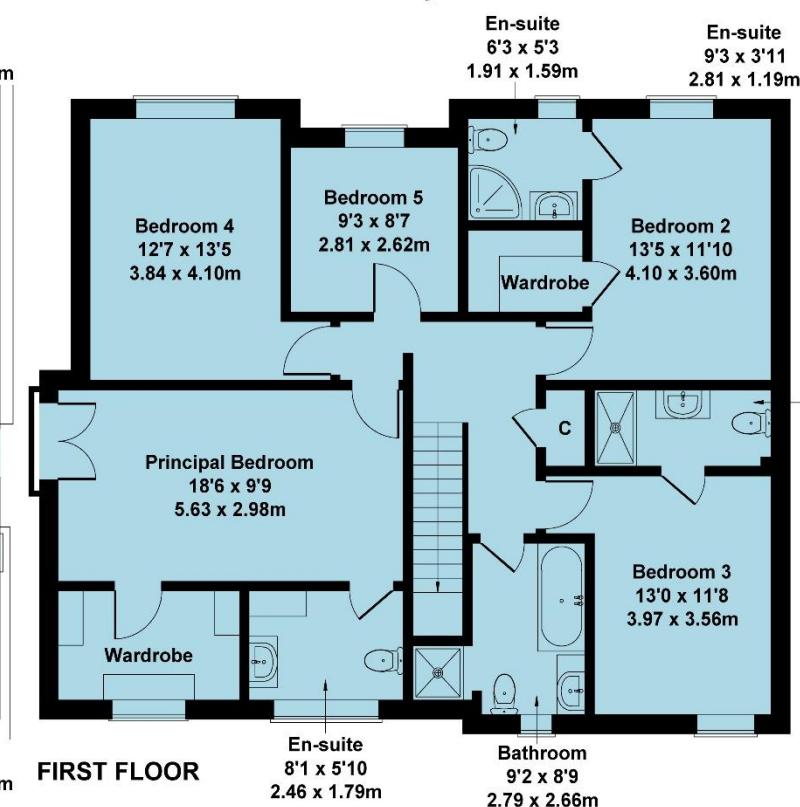
Garage = 36 sq ft - 388 sq m

Total = 237 sq ft - 2552 sq m



GARAGE

GROUND FLOOR



FIRST FLOOR

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





Outside

To the side of the property there is a block paved driveway which provides parking for vehicles in front of the electrically operated double garage. To the front of the property there is a low maintenance garden with lawn either side of the central path, which leads to the front door, attractive planted borders with low level laurel and fragrant lavender. A side gate either side of the property provides access to the wrap around garden, which is mainly laid to lawn and enclosed by a combination of close board and post and rail fencing. A porcelain patio with two pergolas extends across the rear of the property providing an ideal area for al fresco dining and outdoor entertaining. The garden itself backs on to open fields boasting delightful countryside views. The property is set in a picturesque location, featuring an attractive pond that invites you to take leisurely strolls around its serene perimeter. This natural feature not only enhances the beauty of the surroundings but also provides a peaceful retreat.

Agents Note

A management company maintains the private road, pond and sewage treatment plant for which a service charge of £175 per quarter is payable. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01455-559203.

Fixtures and Fittings

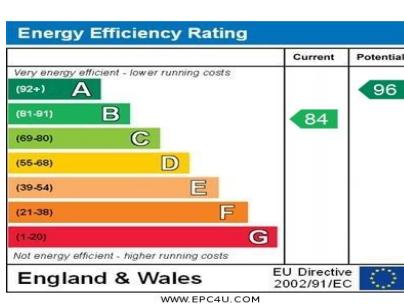
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D.



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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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