



1 Windmill Court, Mill Road, Ullesthorpe, Lutterworth, LE17 5DS

HOWKINS &
HARRISON

1 Windmill Court,
Mill Road, Ullesthorpe,
Lutterworth, LE17 5DS

Guide Price: £475,000

This well presented, executive coach house is located in a lovely, gated community on Mill Road. The good sized property comprises of a kitchen/dining room, two reception rooms, downstairs cloakroom, four bedrooms, two with en-suites and a family bathroom. Outside there is a double garage and parking to the front as well as a low maintenance lawned garden.

Features

- Well presented executive coach house
- Four bedrooms
- Kitchen/dining room
- Two reception rooms & downstairs cloakroom
- Two en-suites & family bathroom
- Larger than average master suite
- Lawned rear garden
- Double garage and parking to the front
- Sought after location of Ullesthorpe
- EPC rating - C



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

Enter the property via the front door into a hallway with doors off to: Sitting room with ornate feature fireplace with fire set in and patio doors with windows either side opening out to the rear garden. The kitchen/dining room has ample space for a table and chairs and benefits from integral appliances, and with dual windows either side making it a lovely light and airy room. From the hallway there are double doors to the study/sitting room with window to all three sides. There is also a downstairs cloakroom and stairs rising to the first floor.

First Floor

From the first floor landing there is a good amount of ample space benefitting from four bedrooms, two of which boast en-suites. The generous master suite has the benefit of its en-suite having a jacuzzi bath as well as a shower. The landing also provides a space for an office or to use as you wish. There is a three piece family bathroom with shower over the bath.





Outside

The property is situated over a drive through and there is a double garage with parking to the front. To the rear the property has a low maintenance lawned garden enclosed by wooden panel fencing and concrete posts with mature borders featuring a few mature shrubs and trees.

Maintenance charges- Tbc

Agents Note

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

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Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01455-559203](tel:01455-559203).

Fixtures and Fittings

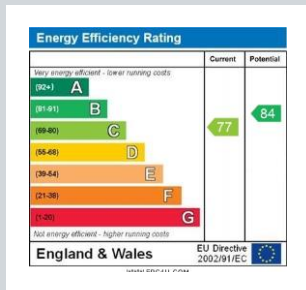
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



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Mill Road, Ullesthorpe, Lutterworth, LE17

Approximate Area = 1746 sq ft / 162.2 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 2041 sq ft / 189.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1318821

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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