

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE
BUILT BY BALFOUR BEATTY HOMES IN 2018 SITUATED IN A POPULAR
RESIDENTIAL LOCATION**



2 THE LEYS

ULLESTHORPE LE17 5FL

Offers In The Region Of £375,000

- Entrance Hall
- Well Fitted Dining Kitchen
- Guest Cloakroom
- Three Further Good Sized Bedrooms
- Well Tended Gardens
- Attractive Lounge
- Utility Room
- Master Bedroom With Ensuite
- Off Road Parking & Integral Garage
- VIEWING ESSENTIAL



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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

A great place to live, Ullesthorpe is surrounded by pretty villages and woodlands, yet just 3 miles from all the amenities of Lutterworth. The rolling

Leicestershire countryside is within easy reach, with delightful walkways and quiet country lanes, for rambling, cycling and running.

The exclusive Ullesthorpe Court Golf Club, one of the best in the East Midlands area, is right on the doorstep, with an 18-hole course, leisure suite and spa.

Palmers Garden Centre on Lutterworth Road is a popular local venue with a huge array of plants, a varied choice of retail concessions and café. The

UKs national diving centre, Stoney Cove is just a 10 minute drive away, offering diving courses, conference facilities and an underwater adventure park.

The Midlands Roller Arena, a purpose built rink for hockey and roller sports is also only 5 minute away by car, at Ashby Parva.

Ullesthorpe Village Stores and Post Office in Main Street caters for every day grocery needs and the village is also served by two local pubs, The Dirty Duck and The Chequers pub restaurant. Nearby Lutterworth offers a comprehensive range of shops along with the major high street banks, with supermarkets in the town including Morrisons and Waitrose. Larger shopping centres include Fosse Park and Highcross in nearby Leicester and The Heart of the Shires, just off the A5 at Weedon Bec, around 20 miles away.

Ullesthorpe is superbly located for access to the major towns and cities in the Midlands. With the A5, M1, M6 and M69 all within easy reach, the village is an ideal base for commuters. The area is also home to Magna Park, Europe's largest and most successful dedicated distribution development, just 5 miles from The Green, with a direct road link to the M1 at J20.

COUNCIL TAX BAND & TENURE

Band E (Freehold)

ENTRANCE HALL

Having oak effect laminate flooring, central heating radiator and staircase to first floor landing.

LOUNGE

16'8" x 11'5" (5.1m x 3.5m)

Having oak effect laminate flooring, central heating radiator, TV point, feature panel affect wall, upvc double glazed windows overlooking the front of the property.



LOUNGE



LOUNGE



LOUNGE

DINING KITCHEN

14'9" x 11'5" (4.5m x 3.5m)

Having luxury vinyl tiles, a fantastic range of units including base units, drawers and wall cupboards, laminate work tops with contrasting ceramic tiled splashbacks, integrated dishwasher, integrated fridge/freezer, integrated microwave, integrated electric oven, electric hob with extractor hood over, drainer sink with chrome mixer tap, built in under stair pantry cupboard, LED spotlights and upvc double glazed French doors leading out to the private rear garden.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM

6'10" x 6'6" (2.1m x 2m)

Having luxury vinyl tiles, central heating radiator, drainer sink with chrome mixer tap, range of fitted units, space and plumbing for washing machine/tumble dryer and upvc door leading out to private rear garden.

GUEST CLOAKROOM

Having vinyl herringbone style flooring, low flush WC, single pedestal sink with chrome mixer tap and central heating radiator.



FIRST FLOOR LANDING

MASTER BEDROOM

15'1" x 12'5" (4.6m x 3.8m)

Having central heating radiator, upvc double glazed windows overlooking the front of the property, feature panelled wall, TV point and built in wardrobes.



MASTER BEDROOM



MASTER BEDROOM



ENSUITE SHOWER ROOM

Having vinyl herringbone style flooring, chrome ladder style radiator, porcelain tiled walls, low flush WC, single pedestal sink with chrome mixer tap, walk in double shower cubicle with contemporary tiled walls and rain shower over.



BEDROOM TWO

15'8" x 10'2" (4.8m x 3.1m)



BEDROOM THREE

10'9" x 9'10" (3.3m x 3m)

Having central heating radiator and upvc double glazed windows over looking the rear garden.



BEDROOM FOUR

10'9" x 7'10" (3.3m x 2.4m)

Having central heating radiator and upvc double glazed windows overlooking the rear garden.

BATHROOM

Having vinyl herringbone style flooring, chrome ladder style radiator, low flush WC, single pedestal sink with chrome mixer tap, bath with shower over and contemporary tiled walls.



OUTSIDE

At the front of the property there is parking for 2 standing cars over a tarmac driveway and small lawned foregarden. There is a garage with up and over door, having a double plug socket, fuse board, and a single pendant light. Private gated access to the left hand side of the property leading to the private rear garden. The garden is easy to maintain and mainly lawned with well fenced boundaries. There is a landscaped patio area with an all weather Pergola, ideal for outdoor entertaining.



OUTSIDE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

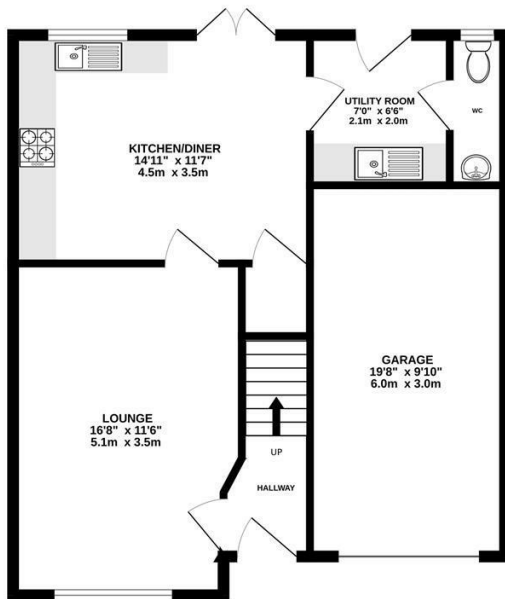
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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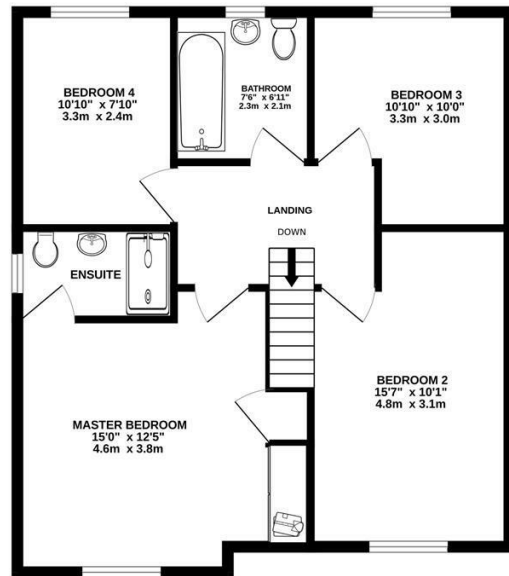
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
