



60 South Avenue, Ullesthorpe, Lutterworth, Leicestershire, LE17 5DQ

HOWKINS &
HARRISON

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Ullesthorpe, Lutterworth,
Leicestershire, LE17 5DQ

Guide Price: £375,000

This beautifully presented three bedroom detached home offers spacious and versatile accommodation throughout, ideal for modern family living, boasting a spacious ground floor shower room. Situated in a desirable position with attractive field views to the rear. The property creates a warm and welcoming atmosphere from the moment you arrive.

Features

- Popular village location
- Detached family home
- Three-bedrooms
- Open plan kitchen/breakfast room
- Newly fitted kitchen with integrated appliances
- Spacious sitting room with open fireplace
- Conservatory
- Ground floor shower room
- Home office/study
- Field views to the rear
- Low-maintenance rear garden



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 and traces of a medieval settlement evident on the edge of the village. Close to stunning local countryside and with local amenities to 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

Approaching the property, you are greeted by a front garden adjacent to which is the driveway, providing off-road parking for numerous vehicles. Stepping through the front door, the bright and airy entrance hall immediately sets the tone for the rest of the home. To the ground floor is a versatile office space, perfect for those working from home or could alternatively be used as a playroom or TV room. The spacious sitting room is positioned benefits from a large front facing window allowing plenty of natural light. A charming open fireplace creates an attractive focal point, making this the perfect space to relax and unwind. The sitting room flows seamlessly into the dining room, which features newly laid laminate flooring, a fitted bookshelf, and ample space for family dining and entertaining. Sliding patio doors lead directly into the conservatory, providing an additional reception area with double doors opening onto the rear garden. The entrance hall also offers practical under-stairs storage along with a further cupboard ideal for coats and shoes, adding to the home's functionality. To the rear of the property is the newly fitted kitchen, thoughtfully designed with wooden worktops, exposed brickwork, and an integrated oven with four-ring gas hob, along with space for a dishwasher and washing machine. A window overlooks the rear garden and surrounding field views, and double patio doors open directly onto the garden, allowing for easy indoor/outdoor living during the warmer months. Completing the ground floor is a modern shower room featuring a walk-in shower, WC, and wash basin.





First Floor

Ascending the staircase, the first floor has been newly carpeted throughout, creating a fresh and comfortable feel. A large feature window on the landing fills the space with natural light. To the front of the property is the generously sized principal bedroom overlooking the front through large windows, adjacent is bedroom three, currently utilised as a craft room but equally suitable as a nursery, dressing room, or additional home office. This room also benefits from built-in storage. Positioned to the rear of the property, bedroom two enjoys lovely views across the garden and neighbouring fields. Large windows allow for an abundance of natural light. The family bathroom is situated nearby and comprises a shower, WC, and wash basin. Additional landing storage and access to the heavily insulated loft with electricity further enhance the practicality of the home.

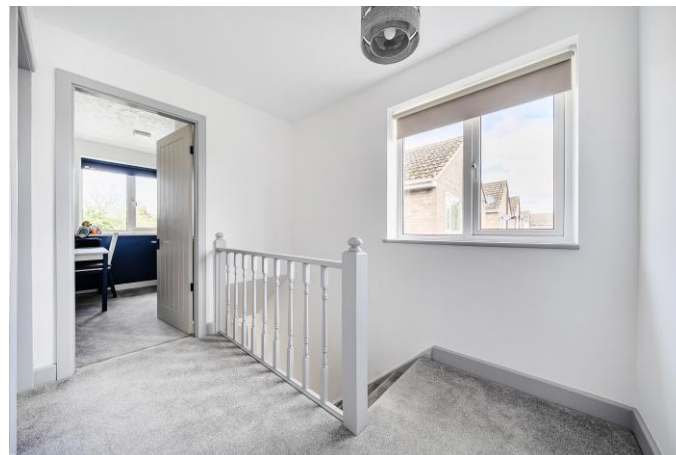


Outside

Externally, the rear garden is mainly laid to lawn with attractive planted borders and offers an excellent space for entertaining or enjoying the surrounding countryside views. A patio seating area provides the perfect spot for outdoor dining, while flowerbeds add colour and character. The garden also benefits from convenient side access leading to the front of the property. This wonderful detached home offers flexible living accommodation, modern upgrades, and beautiful rear views, making it an excellent opportunity for families, professionals, or anyone seeking a spacious home in a peaceful setting.

Agents Note

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





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

Fixtures and Fittings

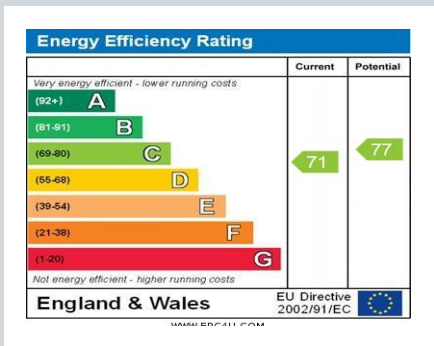
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

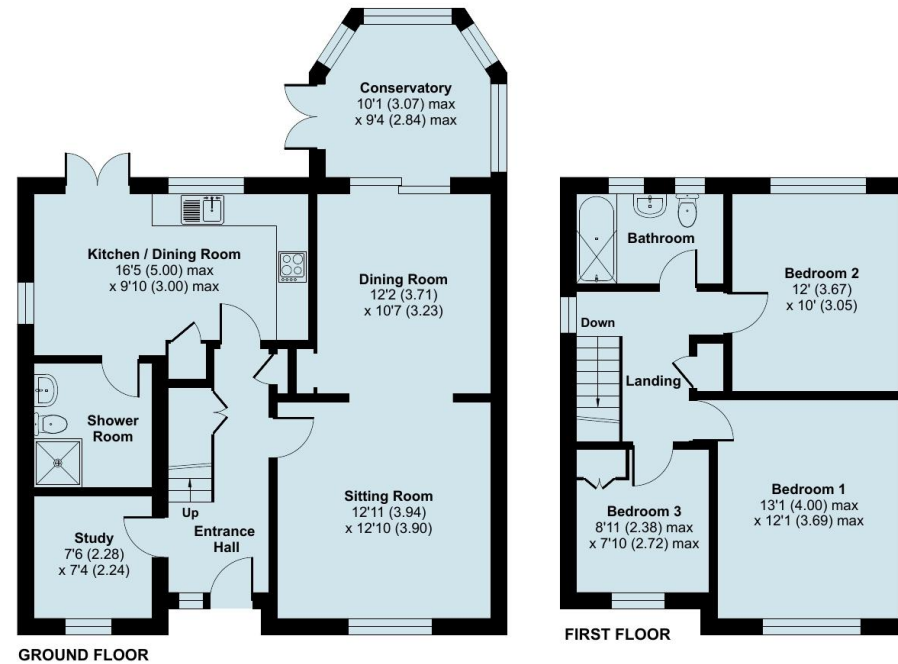
Local Authority

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



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Approximate Area = 1298 sq ft / 120.5 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). © nchecom 2026. Produced for Howkins & Harrison. REF: 1455925

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