



Jomai, Frolesworth Road, Ullesthorpe, Lutterworth, Leicestershire, LE17 5BY

HOWKINS &
HARRISON



Jomai, Frolesworth Road,
Ullesthorpe, Lutterworth,
Leicestershire, LE17 5BY

Guide Price: £750,000

Presented to a high standard throughout, this beautifully extended and renovated family home occupies an enviable position on the edge of the popular Leicestershire village of Ullesthorpe, enjoying stunning views over the surrounding countryside. The spacious and versatile accommodation includes four double bedrooms, three reception rooms and a superb kitchen/breakfast room, providing generous space for both family living and entertaining. Outside, the property is equally impressive, with an attractive 'in and out' driveway, garage and beautifully landscaped rear garden.

Features

- Extended and renovated to a high standard
- En-suite and dressing room to the principal bedroom
- Four double bedrooms
- Edge of village location with countryside views to the front aspect
- In & out drive
- Garage
- Inglenook fireplace
- Oak staircase
- Beautiful landscaped rear garden
- Three reception rooms
- Outside lighting to the rear and double electric 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 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

A welcoming and light-filled entrance hall sets the tone for the beautifully presented accommodation, with a contemporary composite entrance door and full-height window allowing an abundance of natural light. An attractive open oak and glass staircase rises to the first floor, while Karndean flooring, a useful storage cupboard and access to the principal ground-floor rooms complete the hall. A practical boot room also provides direct internal access to the integral garage. The stylish cloakroom is fitted with a low-level WC and wash hand basin set within a white high-gloss vanity unit, complemented by metro tiling and Karndean flooring. Offering excellent versatility, the study benefits from underfloor heating and provides an ideal space for remote working, although it could equally serve as a playroom or additional snug. To the front is a spacious and inviting dining room, filled with natural light from several windows and retaining beautiful original parquet flooring. A cast-iron fireplace with an open fire creates an attractive focal point and adds warmth and character to the room. Positioned to the rear, the generously proportioned living room is an impressive space for both relaxing and entertaining. Underfloor heating is complemented by a striking inglenook fireplace housing a Stovax multi-fuel stove set upon a slate hearth. Full width patio doors open to connect the sitting room to the beautiful rear garden. The contemporary kitchen/breakfast room is fitted with Karndean flooring and underfloor heating. A comprehensive range of high-gloss wall and base cabinetry is finished with Corian work surfaces, while integrated appliances include a Smeg range-style cooker with double ovens, grill and six-burner gas hob with extractor above, together with a dishwasher and space for an American-style fridge/freezer. There is a recess with attractive fitted glass shelves and dual-aspect windows enjoy views across the side and rear gardens, whilst French doors provide access to the rear garden. Leading from the kitchen is a generously sized utility room, providing further fitted cabinetry and work surfaces, Karndean flooring, space and plumbing for a washing machine and additional freezer space. An external door provides convenient access to the side of the property.





First Floor

The attractive oak and glass galleried landing continues the light and spacious feel of the home, with a window framing delightful views across the surrounding countryside. From here, doors lead to the first-floor accommodation and a useful linen cupboard. The generously proportioned principal bedroom enjoys a peaceful outlook over the beautifully landscaped rear garden. Dual-aspect windows to the rear and side fill the room with natural light, while a superb walk-in wardrobe provides excellent hanging and shelving space. The principal bedroom is complemented by a stylish en-suite shower room, fitted with a large walk-in shower with glass screen and contemporary waterproof wall panelling, a vanity-mounted wash hand basin with useful drawer storage and coordinating wall-hung cabinet, low-level WC and Victorian-style heated towel radiator, all finished with luxury vinyl flooring. There are three further double bedrooms, two of which are positioned to the front of the property and enjoy far-reaching views across the neighbouring countryside. Completing the first-floor accommodation is the well-appointed family bathroom, featuring wood-effect luxury vinyl flooring, a wall-hung wash hand basin with tiled splashback, chrome heated towel rail, bath with mixer tap and handheld shower attachment, and a separate glass shower enclosure with rainfall shower.







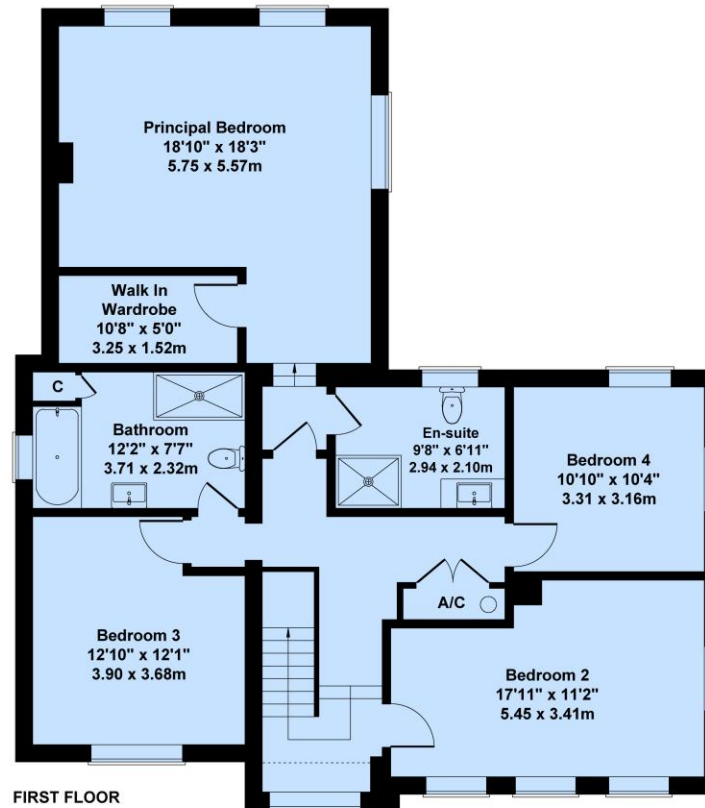
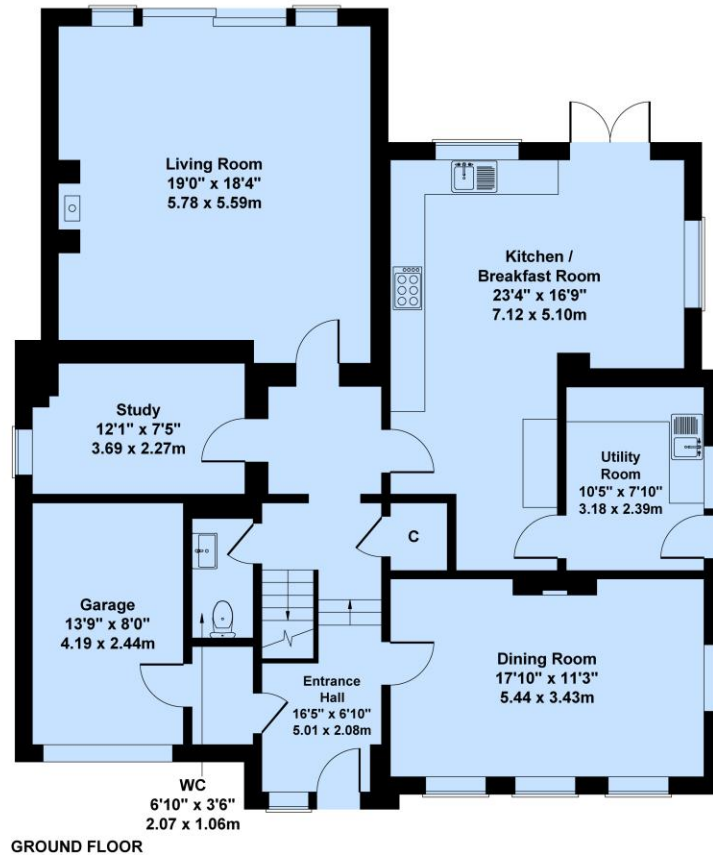
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Approximate Gross Internal Area

Main House 2,489 sq ft - 231.28 sq m

Garage 118 sq ft - 10.97 sq m

Total 2,607 sq ft - 242.25 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

Outside

To the front, the property is approached via a generous tarmacadam and block-paved 'in and out' driveway, providing ample off-road parking and access to the garage. The front garden is predominantly laid to lawn, complemented by established planted borders. A side gate leads through to the beautifully landscaped rear garden, thoughtfully designed to provide a wonderful setting for outdoor living and entertaining. An extensive Indian stone patio, bordered by an attractive brick-built wall, offers an ideal space for alfresco dining. Steps rise from the patio to a generous lawn, surrounded by mature and well-stocked borders containing a variety of flowering plants, shrubs and trees, providing a wealth of colour throughout the seasons. For those with an interest in home-grown produce, the garden also features a dedicated vegetable and soft-fruit area, with established gooseberries, loganberries, raspberries, rhubarb and blackcurrants. A greenhouse, timber garden shed and useful log store complete this impressive and well-established outdoor space.

Agents Note

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

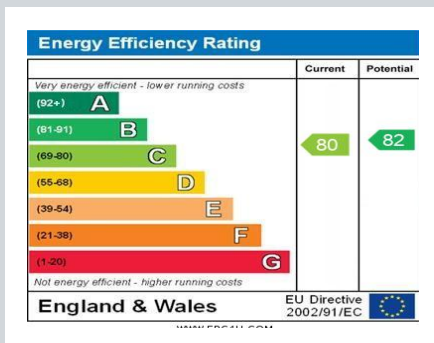
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E.



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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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