



47 Fairway Meadows, Ullesthorpe, Lutterworth, Leicestershire, LE17 5FJ

HOWKINS &
HARRISON

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Ullesthorpe, Lutterworth,
Leicestershire, LE17 5FJ

Guide Price: £420,000

Situated in the popular village of Ullesthorpe, this modern and beautifully presented four-bedroom detached family home offers generous living space, stylish finishes throughout and excellent outdoor areas, ideal for growing families. Offered to the market with no onward chain and a tastefully landscaped garden, the property is conveniently located, close to open countryside, providing a pleasant setting for peaceful walks while remaining well positioned within the village.

Features

- Beautifully presented family home
- Kitchen/diner with French doors to garden
- Integrated Zanussi appliances
- Useful utility room & downstairs WC
- Four double bedrooms
- Master with en-suite & family bathroom
- Driveway for two vehicles
- Integral garage
- Large, landscaped garden with multiple seating areas
- Popular village location
- No onward chain
- Energy Rating-B



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.

Agents Note

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



Ground Floor

Stepping through the front door, you are greeted by a warm carpeted entrance hall, creating an inviting first impression. Doors lead through to ground floor accommodation including a door to substantial under-stairs storage. The bright and spacious sitting room, overlooking the front aspect, benefits from an abundance of natural light. The impressive open-plan kitchen/dining area offers a contemporary space featuring integrated Zanussi appliances including a fridge/freezer, dishwasher, a multi-function double oven with microwave use and an induction hob with extraction canopy over. There is a double sink with drainer to the side, complemented by sleek, modern kitchen units and worksurfaces. The ground floor features shutters/blinds throughout.

Large windows and patio doors flood the room with natural light and open out onto the generous rear garden. Off the kitchen there is a useful utility room with sink and plumbing for a washing machine and dryer as well as fitted cabinets. This flows through to the convenient WC. A further door from the utility room allows access to the rear garden.



First Floor

To the first floor, the property offers four well-proportioned double bedrooms carpeted throughout. Two bedrooms overlook the rear garden, both enjoying plenty of natural light. The third bedroom is currently used a dressing room with a triple wardrobe. The principal bedroom is positioned to the front elevation and benefits from built-in wardrobes and a spacious en-suite shower room.

The landing provides access to the loft for additional storage as well as access to a storage cupboard with shelving. Leading to a generous family bathroom complete with a bath with glass shower screen and shower over, wash hand basin and WC. The first floor features shutters/blinds throughout.

Outside

As you approach the property, you are welcomed by a spacious front garden with two lawned areas split by a paved pathway and to the left, convenient gated access to the rear garden. A driveway providing parking for two vehicles, alongside an integral single garage with an up and over door.

The spacious rear garden boasts multi distinct seating areas, perfectly suited for both entertaining and relaxing, all enclosed by fencing and mature trees to sustain privacy.

The side access to the front provides additional practical space for a storage shed and discreet bin storage.



Viewing

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

Fixtures and Fittings

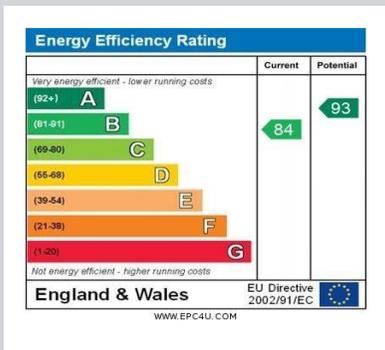
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

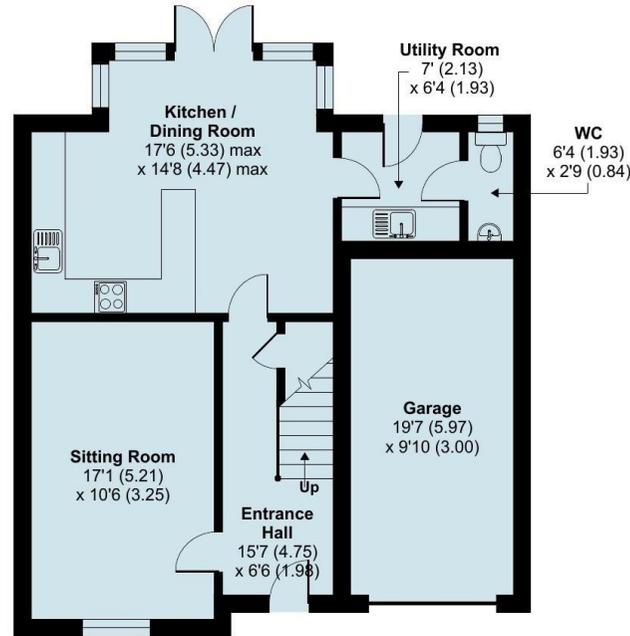
Harborough District Council Tel:01858-828282.
Council Tax Band – E.



Howkins & Harrison

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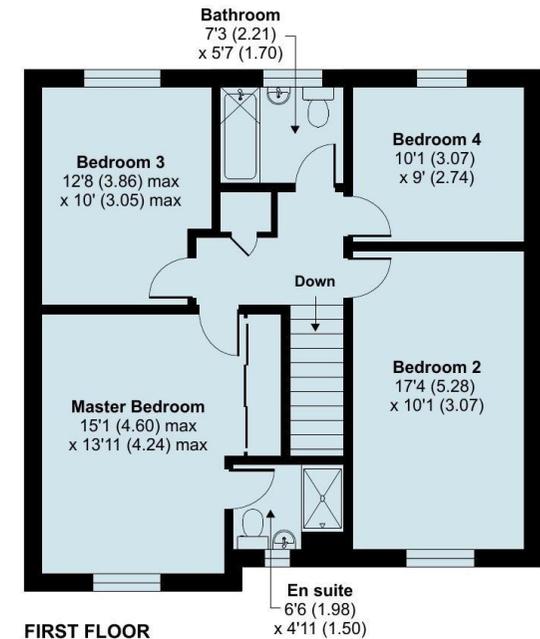


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1423048

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Approximate Area = 1606 sq ft / 149.1 sq m (Includes garage)
For identification only - Not to scale



FIRST FLOOR

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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