ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

34 Fairway Meadows, Ullesthorpe, LE17 5DY









£435,000

Located in the serene Fairway Meadows of Ullesthorpe, this exquisite four-bedroom detached family home offers a perfect blend of comfort and modern living. Occupying a particularly private position overlooking open green space ,the property enjoys an unusually high degree of privacy with no direct overlooking from the front or the rear. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient cloakroom and a versatile study, ideal for those who work from home. The centerpiece of the home is undoubtedly the 26ft open-plan kitchen, dining and family room, offering exceptional space for everyday family life as well as entertaining friends and family, the kitchen is well-equipped with modern appliances and quartz surfaces. French doors open out into the garden, seamlessly connecting indoor and outdoor living, while an attractive sliding door leads into the inviting lounge, offering a cosy retreat. Venturing upstairs, the main bedroom features fitted wardrobes and a stylish en-suite shower room, ensuring a private sanctuary for relaxation. Bedroom two also benefits from fitted wardrobes, while two additional bedrooms provide ample space for family or guests. The family bathroom is well-appointed, complete with a shower over the bath for convenience. Perfectly suited to modern family life, the property benefits from two separate work- from- home spaces, providing exceptional flexibility for hybrid working, hobbies, fitness or family accommodation with the addition of a utility room. Outside, the garden offers a private oasis, complete with a large garden workshop for the added practicality to store all your bikes, tools and gardening items . The driveway accommodates parking for two large vehicles, enhancing the convenience of this delightful home. This property is a true gem, offering flexible living spaces and a peaceful setting, making it an ideal choice to make this your next home.

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

ADAMS & JONES

Entrance Hall



Enter into this lovely home via a composite front door where you will find the stairs rising to the first floor. Luxury vinyl flooring throughout. There is a useful understairs storage cupboard and a radiator.

Lounge 10'10 x 9'2 (3.30m x 2.79m)



The perfect space to relax and unwind with a window to the front aspect having views over open green space. Luxury vinyl flooring and a radiator . An attractive sliding door gives access into the family dining kitchen.

Office 9'2 x 7'5 (2.79m x 2.26m)



Situated at the front of the home this office is fitted with a range of bespoke cabinets with display shelving. Luxury vinyl flooring throughout and a radiator.

Cloakroom 5'4" x 3'4" (1.63m x 1.02m)



Fitted with a low level WC and pedestal wash hand basin. Chrome heated towel rail and obscured glazed window to the side aspect. Luxury vinyl flooring throughout.

Service without compromise

ADAMS & JONES

Family Dining Kitchen 26'8 x 17'6 (8.13m x 5.33m)



The centerpiece of the home is the 26ft open-plan kitchen, dining and family room, offering exceptional space for everyday family life as well as entertaining friends and family. The kitchen is fitted with modern cabinets with quartz surfaces. Composite bowl and half sink with mixer taps. AEG double oven and combination microwave. Five burner gas hob and extractor canopy over. Integrated fridge-freezer and dishwasher. There is a window overlooking the garden and a door giving access to the outside. The family dining area has been fitted with a range of bespoke cupboards with display shelving and has a window overlooking the garden and a set of French doors opening onto the patio. Luxury vinyl flooring throughout the fabulous space.

(Kitchen/Family Photo Two)



(Kitchen Family Photo Three)



Landing 14'1 x 7'7 (4.29m x 2.31m)



The galleried landing has a window that has views over the green allowing lots of natural light flood in.

Service without compromise

ADAMS & JONES

Master Bedroom 13'5 x 9'2 (4.09m x 2.79m)



A double bedroom with built-in wardrobes and a window that overlooks the garden A door opens into the En-suite.

(Master Bedroom Photo Two)



En-Suite 3'11" x 11'5" (1.19m x 3.48m)



Fitted with a low level WC. Pedestal wash hand basin. Large shower with sliding doors. Chrome heated towel rail. Ceramic wall and floor tiles. Obscured glazed window to the rear aspect.

Bedroom Two 11'5 x 8'5" (3.48m x 2.57m)



A double bedroom with built-in wardrobes and a window overlooking the garden.

Service without compromise

ADAMS & JONES

Service without compromise

Bedroom Three 10'10 x 9'2 (3.30m x 2.79m)



A double bedroom with a window to the front aspect having views over the green open space.

(Bedroom Three Photo Two)



Bedroom Four 8'5 x 8'3 (2.57m x 2.51m)



A single bedroom with an window to the front having views over the green open space.

Bathroom 6'3" x 7'00" (1.91m x 2.13m)



Fitted with a low level WC. Pedestal wash hand basin. A square hand wash basin set onto a vanity cupboard. Bath with shower and side screen.. Chrome heated towel rail. Ceramic wall and floor tiles. Obscured glazed window to the side aspect.

ADAMS & JONES

(Bathroom Photo Two)



Utilty Room 7'5" x 6'1" (2.26m x 1.85m)



Fitted with a base cupboard with quartz surface. Stainless steel bowl and half sink unit with mixer taps. Space for a washing machine and tumble dryer. Laminate flooring and a door opens into the work from home office / gym.

Office/ Gym 9'10 x 8'3 (3.00m x 2.51m)



This fully insulated space offers flexibility and could be used as a second work from home office, hobby room or gym. Having a window to the front aspect and a set of French doors to the side having its own access from the garden.

Garden



The garden has a private feel and is mainly laid to lawn with mature trees and shrub borders. There is a paved patio seating area and a sizeable metal storage shed. Gated side access to the drive.

Service without compromise

ADAMS & JONES

Rear Aspect



Garden Store/ Workshop 10' x 8' (3.05m x 2.44m)

The perfect space to store all your bikes ,tools, garden equipment and Christmas decorations.

Outside & Parking



To the front you will find attractive shrub and plant beds and the drive provides ample off road parking for two large vehicles. There is also a fitted electric vehicle charging point.

Views over the Open Green Space



Occupying a particularly private position overlooking open green space, the property enjoys an unusually high degree of privacy with no direct overlooking to either the front or the rear.



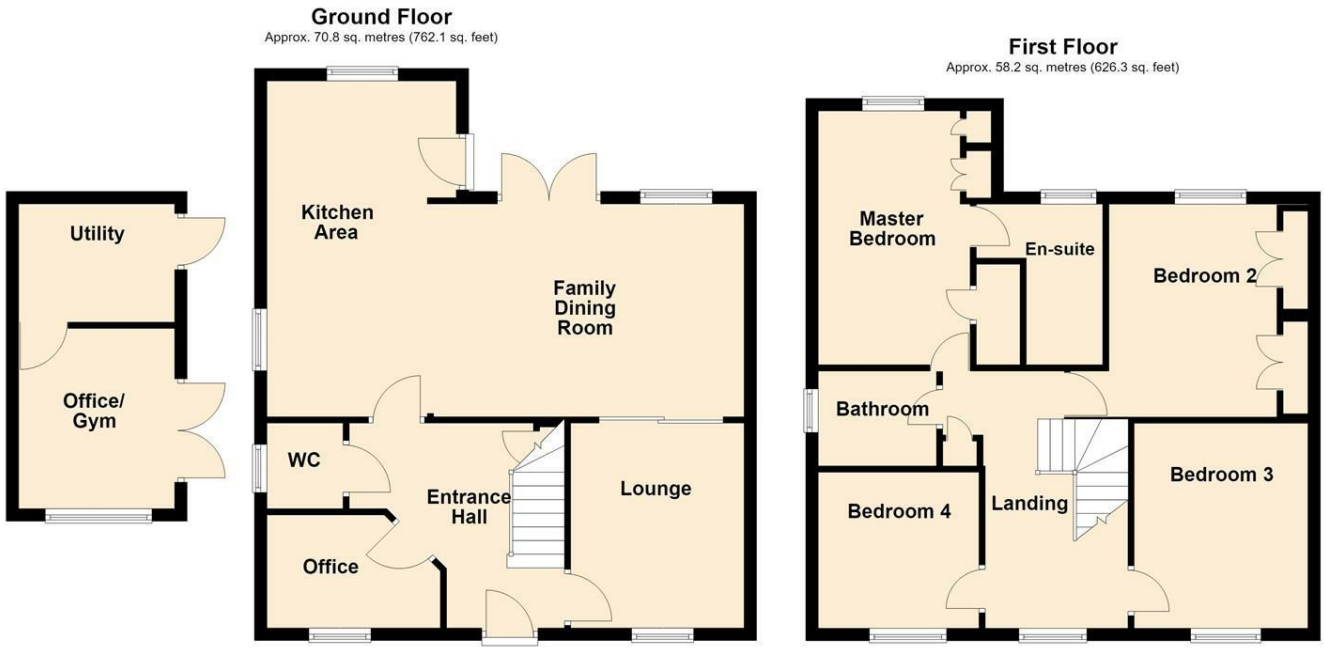
Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Service without compromise

ADAMS & JONES

Floor Plan



Total area: approx. 129.0 sq. metres (1388.3 sq. feet)

Service without compromise

Area Map



Energy Efficiency Graph

