



5 Leas Close, Ullesthorpe, Lutterworth, Leicestershire, LE17 5FY

HOWKINS &
HARRISON



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Ullesthorpe, Lutterworth,
Leicestershire, LE17 5FY

Offers In Excess Of: £560,000

An exceptional four double bedroom detached home occupying a generous corner plot, offering beautifully appointed living space throughout and boasting delightful countryside views. This stylish home benefits from an open-plan kitchen/dining space, landscaped gardens, detached insulated garden room/summer house, double garage with EV charging point and seven years remaining NHBC warranty, making this ideal for modern family living. The property is situated on a private road, within an exclusive development of nine homes, and is located on the edge of the popular Leicestershire village of Ullesthorpe.



Features

- Popular village location
- Exclusive development of just nine houses
- Situated on a private road
- Four double bedrooms
- Principal bedroom with en-suite
- Open-plan kitchen/dining room
- Two reception rooms
- Utility room
- Downstairs cloakroom
- Generous corner plot
- Double garage with EV charger
- Ample driveway parking
- High specification interiors throughout
- Garden room/summer house
- 7 Years NHBC warranty



Ground Floor

This outstanding detached home offers spacious accommodation arranged over two floors. Upon entering via the front porch, you are welcomed into a generous entrance hall, finished with elegant herringbone flooring.

To the right, the impressive open-plan kitchen/dining room extends the full depth of the property, enjoying dual aspect windows flooding the space with natural light. The kitchen is fitted with bespoke navy cabinetry, marble worktops, and a substantial central island incorporating power points and breakfast bar seating. High-quality appliances include a Quooker tap, double oven, induction hob, and wine fridge. This space is ideally suited to both entertaining and the practicalities of everyday family living. Leading from the kitchen, is a separate utility room complete with sink, plumbing for a washing machine and tumble dryer, overhead storage, and a glazed door providing direct access to the rear garden.

To the rear, the main living room continues the attractive herringbone flooring and features bi-fold doors opening onto the garden, seamlessly blending indoor and outdoor living. An attractive, contemporary freestanding electric log burner effect fire provides a welcoming focal point to the room. Additionally, there is a versatile reception room positioned to the front aspect with a large window overlooking the front garden, this room lends itself perfectly to use as a family room, study, snug, or playroom. The ground floor also offers a spacious cloakroom/WC and useful under-stairs storage.





First Floor

Stairs with an attractive oak handrail and glass balustrade leads to the first floor, a spacious carpeted landing provides access to four well-proportioned double bedrooms and two bathrooms.

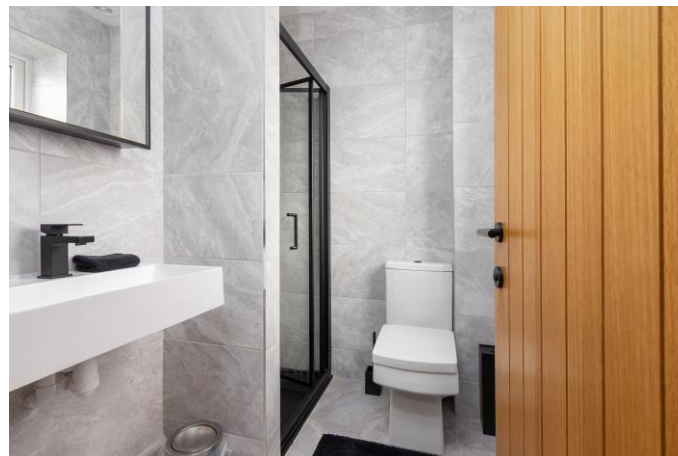
The principal bedroom overlooks the front aspect and benefits from a stylish en-suite shower room with walk-in shower, wash basin, WC, contemporary black fittings, and sleek grey tiling.

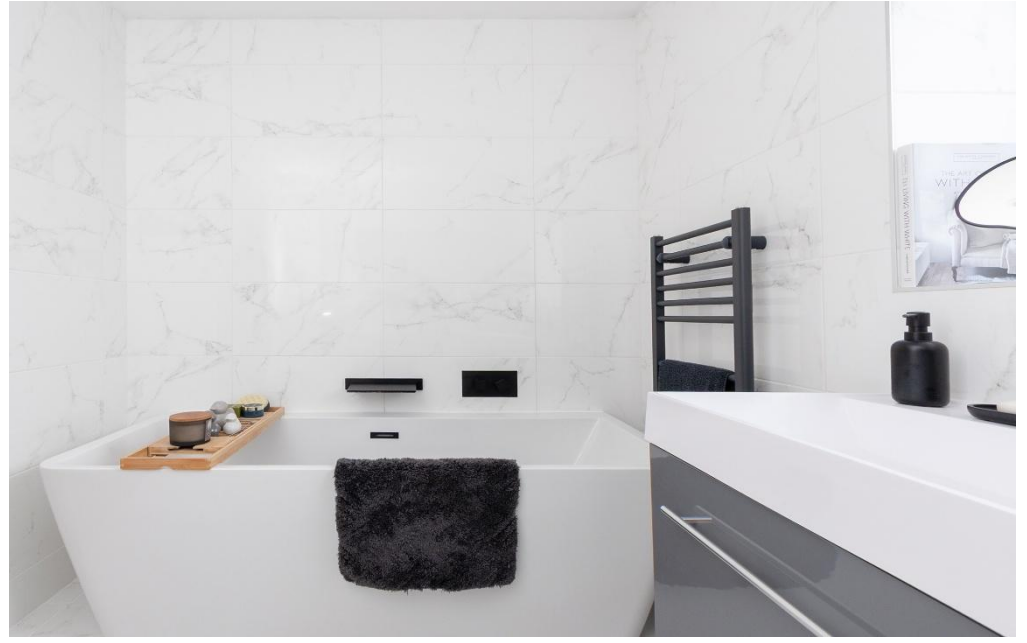
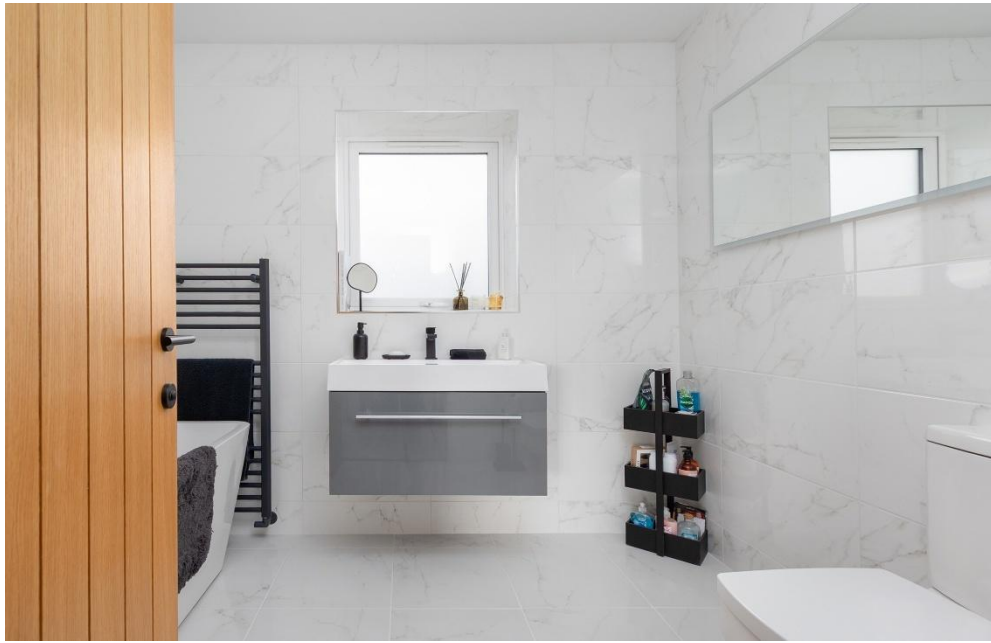
Bedrooms two and three enjoy views over the rear garden, with bedroom three currently arranged as a home office. Bedroom four, another comfortable double and boasting views to the front aspect, is presently utilised as a walk-in dressing room.

The family bathroom is elegantly finished with marble detailing and comprises a full-sized contemporary, freestanding bath, vanity unit with storage and a WC.

An airing cupboard is conveniently situated off the landing, and access is provided to a boarded loft space with lighting.

Throughout the home, oak internal doors and contemporary black radiators enhance the refined aesthetic.





Outside

Externally, the property occupies a generous corner plot with ample driveway parking for multiple vehicles. The detached double garage has been plastered and fitted with rubber flooring, power sockets, lighting, an electric roller door, EV charging point, and additional side access.

The landscaped front garden features raised beds edge with wooden sleepers and modern tiled pathways leading to a gated side entrance.

The rear garden has been thoughtfully designed, with a large tiled patio area providing a fabulous space for outdoor dining and entertaining, and incorporates a fully insulated garden room/summer house with electricity, internal sockets, lighting, LVT flooring, and glass French doors opening onto the garden.

This highly versatile space is ideal for use as a home office, gym, studio, or entertaining area. The garden also benefits from external solar lighting, three external power points and both hot and cold outdoor taps, along with a wooden garden store to the side of the property.

The property benefits from a generous 2.5-metre space to the side that runs the length of the property, which offers exciting possibilities for future extensions if is so desired (subject to obtaining relevant planning permission), or for use as storage.

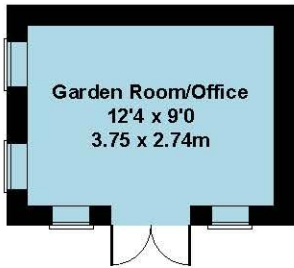


Location

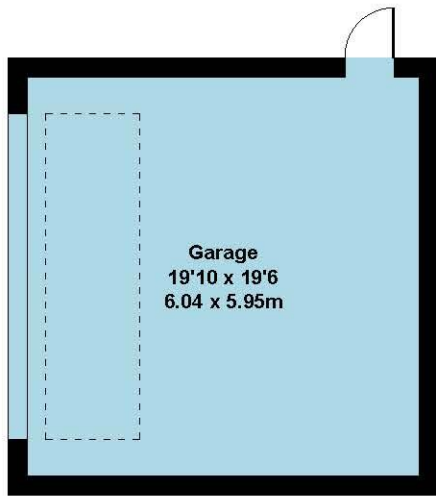
Ullesthorpe is a small village and civil parish situated in the Harborough District of Leicestershire. Located approx. 10 miles north of Rugby, Ullesthorpe is within easy access of the M1, M69, and M6. It is noted for its historic background with a mill, disused railway station, and traces of a medieval settlement evident on the edge of the village. Local amenities 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 which also boasts a spa and a gymnasium.

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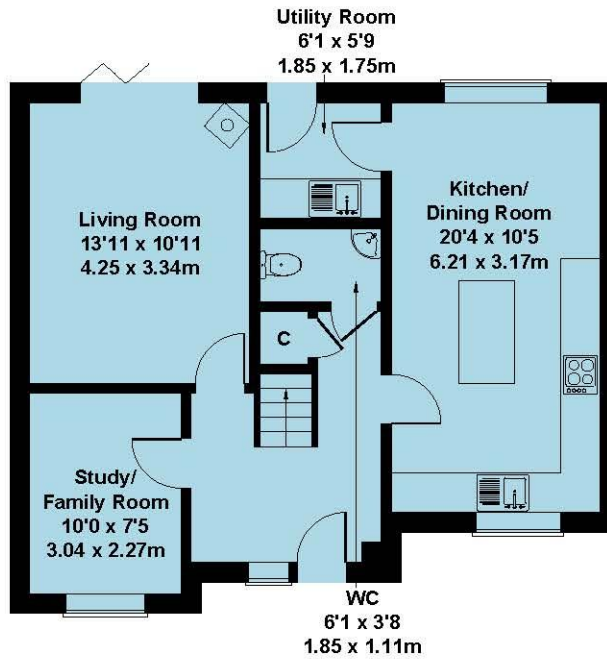
Approximate Gross Internal Area
1765 sq ft - 164 sq m



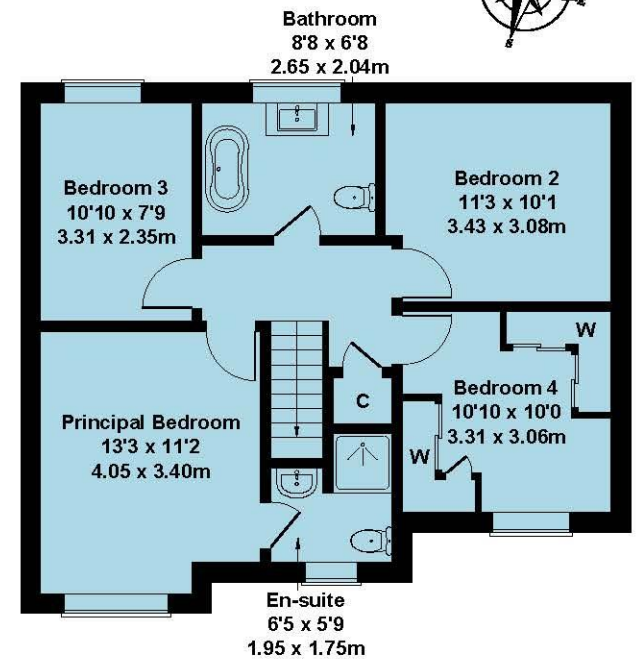
OUTBUILDING



GARAGE



GROUND FLOOR

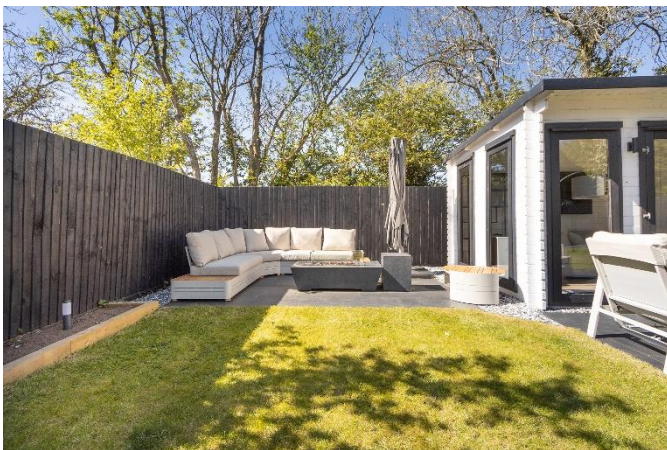


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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

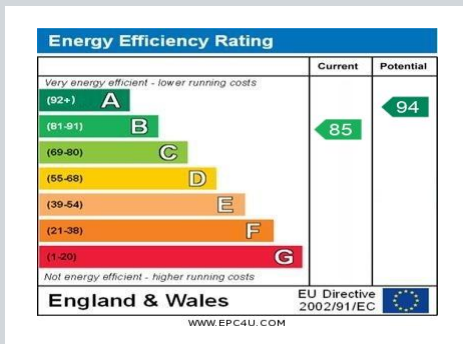
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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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