



23 South Avenue, Ullesthorpe, Lutterworth, Leicestershire, LE17 5DG

HOWKINS &
HARRISON

23 South Avenue,
Ullesthorpe, Lutterworth,
Leicestershire, LE17 5DG

Guide Price: £375,000

A well presented three bedroom detached property with single garage situated in a desirable position occupying a generous corner plot, in the popular Leicestershire village of Ullesthorpe.

Features

- Popular village location
- Corner plot
- Conservatory
- Garage with electric door
- Three bedrooms
- Family bathroom
- Parking for several vehicles
- Spacious sitting room
- Downstairs cloakroom



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

Enter into the entrance hall which is fitted with solid wood flooring and useful storage cupboard. Stairs rise to the first floor and doors lead to the ground floor accommodation including the kitchen, which is accessed via a top mounted sliding door and is fitted with ceramic tiled flooring and a variety of white shaker style wall and base kitchen cabinets, with complementing work surfaces over and attractive deco tiling to the splashback area. Integrated appliances include an electric double oven and gas hob with space and plumbing for a fridge/freezer, washing machine and tumble drier. An inner hall from the kitchen is fitted with shelving and hanging space and provides access to the cloakroom, fitted with further ceramic tiled flooring, WC and wash hand basin. A side door from the inner hall provides access to the side of the property and rear garden. The sitting/dining room is particularly spacious and is fitted with engineered wooden flooring. There is an open fireplace, currently not in use, French doors to the rear garden and further French doors which open to the conservatory, fitted with tiled flooring and ceiling fan and doors which provide access to the garden.







First Floor

From the landing, doors provide access to a linen cupboard, three bedrooms and the fully tiled family bathroom fitted with bath, chrome heated towel rail, wash hand basin, WC and corner chrome and glass shower enclosure with a new rainfall shower unit on mains, along with easy clean panels. There are three good sized bedrooms, with the spacious principal bedroom overlooking the front of the property and comfortably accommodating a super king-size bed along with additional bedroom furniture. Bedroom two is currently arranged as a study with freestanding bookcases, providing a versatile space that could equally serve as a generous double bedroom, with bedroom three being a generous single room with built-in storage.

Outside

To the front of the property there are double wrought iron gates which provide access to a spacious block paved driveway, with parking for several vehicles in front of an electrically operated single garage. The gardens on this generous corner plot wrap around the property, with access either side of the house. They have been designed into different zones offering private screening through established mature planting. The fore garden is well stocked with mature shrubs and trees including palms, and features a lovely arbour with seat below. A side gate opens to the rear garden to the side of the conservatory. This zone is designed to be low maintenance and is laid with pebbles, paving stones and a paved patio ideal for al fresco dining. To one side, a pergola provides access to a further area with slate paving and raised deck which makes an ideal location for a hot tub. An additional pergola leads through to another zone which is mainly laid to lawn. A paved path runs across the rear of the property and to the side elevation where a side gate provides access to the front. There is a paved patio in front of a large shed beyond which, is a screened area with raised deck.





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.

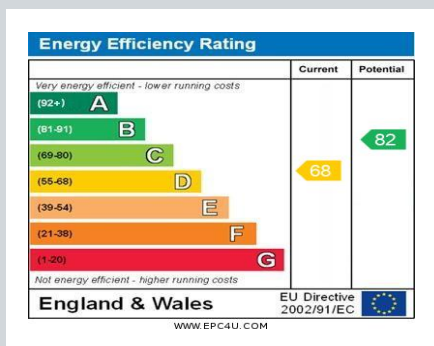
Services

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 – C.



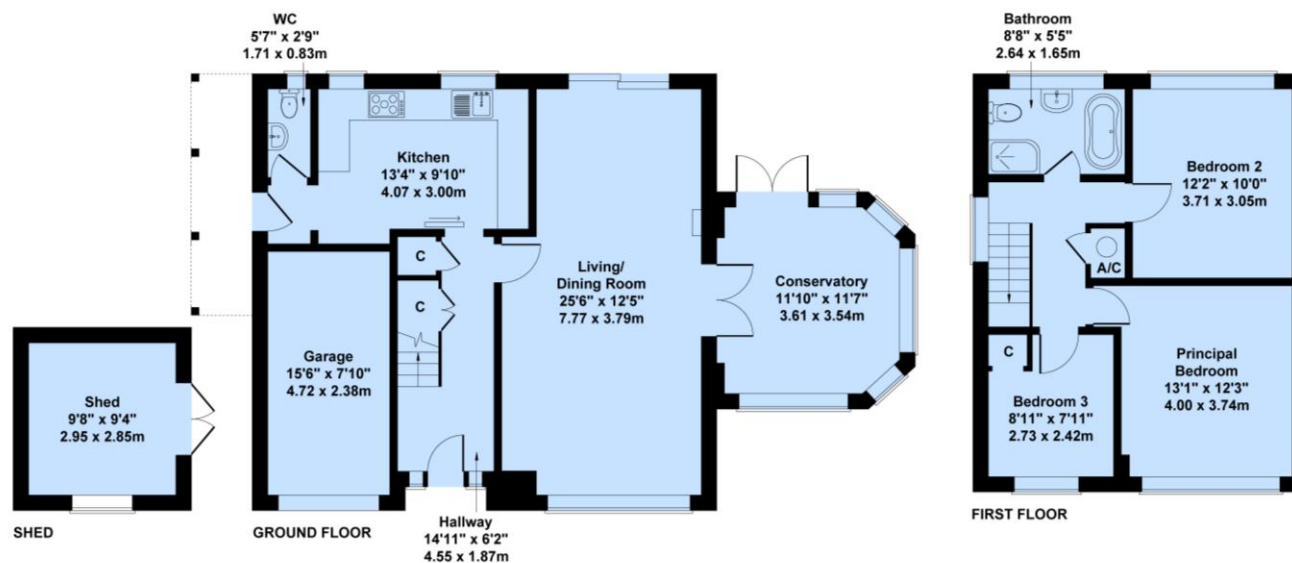
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Approximate Gross Internal Area
Main House 1,189 sq ft - 110.43 sq m
Garage 120 sq ft - 11.13 sq m
Shed 90 sq ft - 8.40 sq m
Total 1,399 sq ft - 129.96 sq m



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.

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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