



54 South Avenue, Ullesthorpe, Lutterworth, Leicestershire, LE17 5DQ

HOWKINS &  
HARRISON

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Ullesthorpe, Lutterworth,  
Leicestershire, LE17 5DQ

Guide Price: £450,000

Tucked away within a peaceful cul-de-sac in the sought-after village of Ullesthorpe, this well presented four bedroom detached family home offers generous living space, versatile accommodation, and beautiful field views to the rear. Benefitting from a double garage and ample driveway parking.

### Features

- Detached family
- Quiet cul-de-sac location
- Beautiful field views
- Four-bedrooms
- Two bathrooms
- Two reception rooms
- Spacious open plan kitchen/dining room
- Utility room
- Downstairs cloakroom
- Study/home office
- Double garage
- Driveway parking for 2-3 cars
- Private rear garden



## 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

Upon entering, you are welcomed by a spacious and inviting entrance hall featuring attractive wooden flooring and a useful downstairs built-in storage. Off the entrance hall an archway leads to a convenient downstairs cloakroom with wash hand basin and WC and a versatile front facing room, perfect for use as a home office/study or playroom. The heart of the home is the open plan kitchen/dining room, offering ample worktop and cupboard space, a four-ring ceramic hob with extractor hood above, electric double oven and space for a dishwasher and an undercounter fridge. The kitchen enjoys pleasant views over the garden and surrounding fields, creating a bright and relaxing environment. Patio doors from the dining area open directly onto the garden. Adjacent to the kitchen is a practical utility room which houses the boiler and has a further range of units, complete with an additional sink, space for a washing machine, tumble dryer and further room for a fridge/freezer if required. The generously sized sitting room benefits from large front facing windows which floods the room with natural light and features a log burner which provides a welcoming focal point to the room. Double doors lead through to a second reception room, which could alternatively be used as a formal dining room or TV room, featuring an open fireplace and further patio doors which provide views over and access to the rear garden.





## First Floor

To the first floor, the property continues to impress with a bright and spacious landing. There are four well proportioned bedrooms, including the principal bedroom positioned at the rear aspect, boasting stunning field views and a private en-suite with shower, wash hand basin, chrome heated towel radiator and a WC. The remaining bedrooms are all generously sized and filled with natural light. A modern family bathroom serves the rest of the floor and is fitted with a white suite which includes a panelled bath with shower over, wash hand basin, chrome heated towel radiator and WC.



## Outside

The property is approached via a charming front garden enclosed by wrought iron railings, with a paved pathway leading to the front door. Adjacent is a private driveway providing off-road parking for two to three vehicles in addition to a double garage. A large set of double wooden gates offers additional access to the rear garden, ideal for further parking or storage. The rear garden offers a high degree of privacy and features multiple seating areas, ideal for entertaining or relaxing. There is also space for a vegetable growing patch, as well as a wooden shed, providing useful outdoor storage, and an attractive summer house. The side access via the double gates leads to additional parking space and direct access to the garage with electric door and is equipped with power, lighting, water supply and has potential for loft storage.

## 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 selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

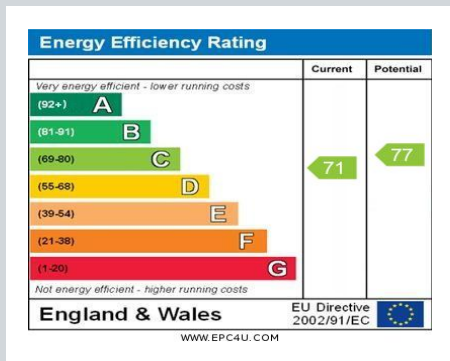
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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-D



## Howkins & Harrison

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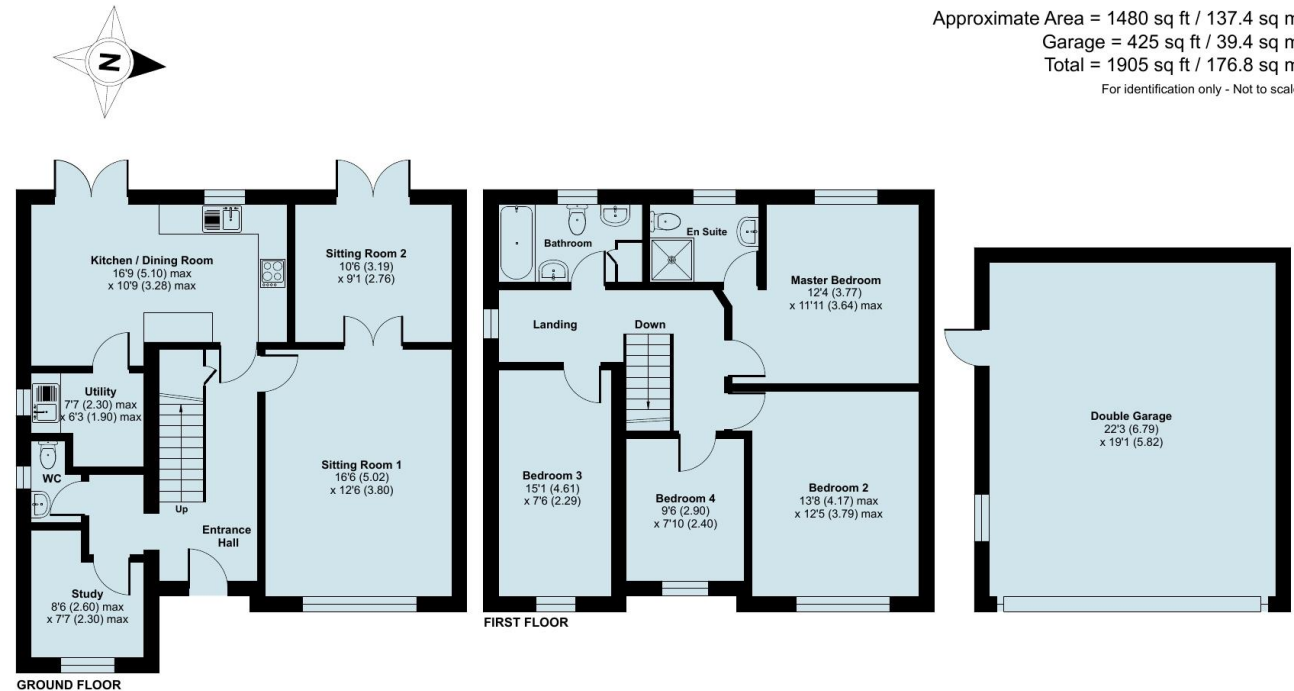
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Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 425 sq ft / 39.4 sq m

Total = 1905 sq ft / 176.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Howkins & Harrison. REF: 1450155

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