



14 Sleath Drive, Ullesthorpe, Lutterworth, LE17 5RF

HOWKINS &  
HARRISON

14 Sleath Drive, Ullesthorpe,  
Lutterworth, LE17 5FR

Offers in the Region of: £350,000

Situated within the highly desirable village of Ullesthorpe, this well presented three bedroom detached home occupies a tucked away position set back from the main road, offering a sense of privacy while remaining conveniently accessible. The approach to the property is both practical with off road parking available for up to two vehicles, in addition to a single garage. To the front, there is further space which can be adapted to suit individual needs, whether as additional parking or as a landscaped garden area. Overall, this property offers a wonderful combination of well planned living space, practical features and a peaceful village setting.

### Features

- Well presented family home
- Three versatile bedrooms
- Principal bedroom with ensuite
- Downstairs cloakroom & family bathroom
- Spacious & well equipped kitchen dining area
- Integrated kitchen appliances & breakfast bar
- Quiet village location set back from the main road
- Low maintenance rear garden & multiple seating areas
- Off road parking & single garage
- 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.



## Ground Floor

Stepping through the front door, you are welcomed into a bright and open hallway which immediately sets the tone for the rest of the home. To the right hand side is a generously proportioned lounge, thoughtfully designed with three windows with shutters that allow natural light to flood the space, adding both character and a touch of elegance. The room is fully carpeted and enhanced by decorative wall panelling, creating a cosy yet refined living environment.

To the left of the hallway is the spacious kitchen and dining area, forming a central hub of the home. Finished with attractive Amtico flooring, this room combines practicality with style. The kitchen itself is well equipped with a range of integrated appliances including an oven, four ring gas hob, dishwasher, fridge and freezer, as well as ample storage and workspace. The sink is ideally positioned overlooking the rear garden, providing a pleasant outlook while carrying out everyday tasks. A breakfast bar provides an ideal spot for casual dining or entertaining. There is also a useful storage cupboard located beneath the stairs, perfect for shoes and everyday household items. From the kitchen, there is access to the side of the property along with patio doors leading directly out to the rear garden, allowing for a seamless indoor to outdoor flow. A conveniently located downstairs WC with a toilet and sink completes the ground floor accommodation.





## First Floor

Returning to the hallway, stairs lead to the first floor where the sense of space continues. The landing is fully carpeted and provides access to all rooms, as well as a loft hatch which offers potential for additional storage, subject to boarding.

The principal bedroom is positioned to the front of the property and benefits from built in mirrored wardrobes, providing ample storage while maintaining a clean and uncluttered feel. This room also features a modern en-suite, complete with a walk-in waterfall shower, sink and WC, finished to a contemporary standard. There are two further bedrooms on this floor.

The second bedroom is a comfortable double room overlooking the front of the property and includes built-in cupboard space, currently used for storage but easily adaptable into a wardrobe. The third bedroom offers flexibility and could be used as a nursery, home office or guest room depending on individual requirements. The family bathroom is well appointed and designed for both convenience and comfort, featuring a bath, shower, WC and sink. Stylish tiling and a heated towel rail complete the space, adding a touch of practicality and luxury.

## Outside

Externally, the rear garden has been thoughtfully designed with low maintenance in mind, offering a variety of seating areas ideal for relaxing or entertaining. The space also benefits from access back to the front of the property, enhancing its practicality. The single garage provides additional storage solutions and further benefits from a boarded loft space, offering excellent potential for those in need of extra 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.

## Agents Note

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

## Local Authority

Harborough District Council Tel:01858-828282.

Council Tax Band-D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

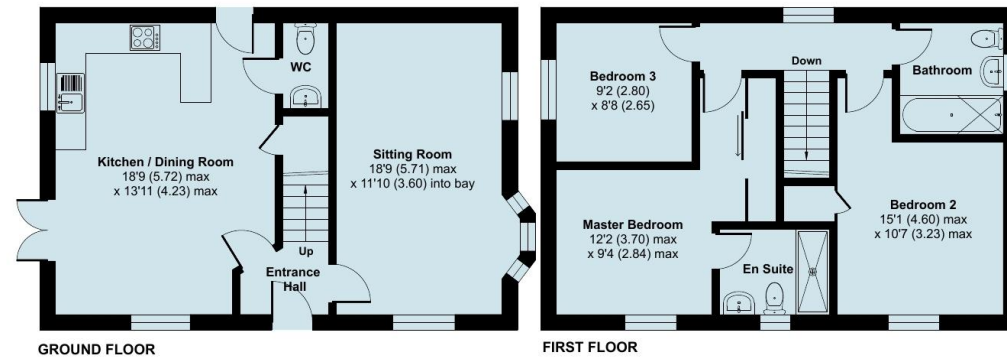
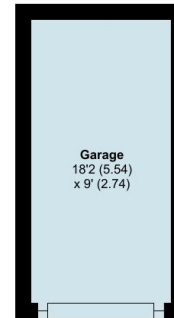
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Approximate Area = 1080 sq ft / 100.3 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1244 sq ft / 115.5 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). © nichecom 2026. Produced for Howkins & Harrison. REF: 1446904

## Howkins & Harrison

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