



24 Sleath Drive
Ullesthorpe | Lutterworth | Leicestershire | LE17 5FR

24 SLEATH DRIVE



KEY FEATURES

Exceptional four-bedroom detached home in Ullesthorpe featuring a stunning open-plan kitchen, family and dining room with bi-fold doors, luxurious principal suite, double garage, premium upgrades throughout and immaculate, move-in-ready presentation.

- Four double-bedroom detached family home in a sought-after Ullesthorpe village location.
- Spacious open-plan kitchen, family and dining room with bi-fold doors to the rear garden.
- Separate lounge and dedicated home office, ideal for modern family living.
- Principal bedroom featuring a dressing area with fitted wardrobes and a luxurious en-suite.
- Jack and Jill en-suite serving bedrooms two and three.
- Stylish family bathroom and high-quality en-suites, all finished to an exceptional standard.
- Double garage, generous plot and beautifully maintained rear garden.
- Upgraded flooring throughout, premium kitchen and bathrooms, and immaculate contemporary décor ready to move straight into.

Accommodation Summary

Welcome to 24 Sleath Drive, Ullesthorpe – a beautifully presented four-bedroom detached family home, occupying a generous and private corner plot with a double garage and offering exceptional accommodation throughout.

From the moment you step inside, it's immediately apparent that this is a home that has been meticulously maintained and upgraded to an outstanding standard. The presentation is simply impeccable.

The ground floor has been thoughtfully designed for modern family living. A welcoming lounge provides the perfect place to relax, while a separate home office offers an ideal workspace. There is also a convenient downstairs cloakroom.

To the rear of the property is undoubtedly the heart of the home – an impressive open-plan kitchen, family and dining room. Beautifully appointed with high-quality finishes, this stunning space is perfect for both everyday living and entertaining, with large bi-fold doors opening onto the extended porcelain patio and generous rear garden, seamlessly connecting the indoors with outside.

Upstairs, the property continues to impress with four generous double bedrooms. The principal suite enjoys its own dressing area with an abundance of fitted wardrobes, together with a luxurious en-suite shower room. Bedrooms two and three are served by a stylish Jack and Jill en-suite, while bedroom four enjoys attractive views over the rear garden. A beautifully finished family bathroom completes the first floor.

Throughout the home, the current owners have invested in numerous upgrades, including premium flooring, high-specification kitchen and bathroom fittings, and tasteful contemporary décor. Every room has been finished to an exceptional standard, creating a home that is truly ready to move straight into.

If you're looking for a spacious, stylish family home in the highly desirable village of Ullesthorpe, then 24 Sleath Drive is one you simply won't want to miss.







SELLER INSIGHT

“ When we first discovered this home, we knew almost instantly that it was somewhere we could see ourselves living for many years. The peaceful village setting was exactly what we had been looking for – somewhere that offered the tranquillity of the countryside whilst remaining incredibly well connected. The generous corner plot immediately stood out, not only because of its size but also for the wonderful sense of privacy it provides. Looking out through the bi-fold doors across the garden towards the open fields beyond is a view we have never grown tired of, and with an abundance of countryside walks right on the doorstep, it has been the perfect place for us and our dogs to enjoy every day.

From the moment we moved in, this house became far more than simply somewhere to live – it quickly became the heart of our family life. The open-plan kitchen and family room is undoubtedly the space where we've created the most memories. Whether enjoying relaxed breakfasts together, spending evenings as a family or entertaining friends, it has always been the room where everyone naturally gathers. The seamless connection to the garden means that in the warmer months the whole house opens up beautifully, creating a wonderful flow between inside and out.

As this was a brand-new home when we bought it, we were fortunate to begin with a blank canvas. Over the years we have carefully enhanced every aspect, creating a home that feels both luxurious and practical. We've redecorated throughout, installed premium Amtico flooring, upgraded the kitchen with elegant quartz worktops and high-quality appliances, and extended the patio using porcelain paving to create a beautiful outdoor entertaining space. Every improvement has been made with longevity and quality in mind, ensuring the house feels as special today as it did when we first moved in.

One of the greatest pleasures of living here has been becoming part of the Ullesthorpe community. It has a genuine village atmosphere where people are friendly, welcoming and always happy to stop for a chat. There are opportunities to become involved in village life should you wish, yet there is also a wonderful respect for privacy. We've been incredibly fortunate with our neighbours and have always felt part of a warm and supportive community.

This home has been the backdrop to so many treasured occasions. Family birthdays, Christmas celebrations and summer gatherings have all been enjoyed here, with the open-plan layout lending itself perfectly to entertaining. Guests naturally drift between the kitchen, family room and garden, creating a relaxed atmosphere that works equally well for intimate dinners or larger celebrations.

The lifestyle on offer here is something we will miss enormously. One of our favourite things has been simply stepping outside and enjoying the network of beautiful countryside walks that surround the village. Whether walking the dogs across the fields, enjoying a leisurely stroll to one of the welcoming local pubs or simply taking in the views, there is a wonderful sense of escape that is difficult to find. We both work from home, so having spacious, flexible living accommodation and such a peaceful environment has been invaluable. At the same time, we regularly travel to London and throughout the UK, so the superb transport links have been a huge advantage. Rugby station provides fast connections to the capital, whilst major road networks and several airports are all within easy reach. For us, it has offered the perfect balance between rural living and modern convenience.

Natural light has always been one of the home's defining features. Throughout the day, sunlight pours into the open-plan living space through the large bi-fold doors, framing the garden and the neighbouring fields beyond. Thanks to its corner position, it is exceptionally private and one of the largest on the development, providing plenty of space for children to play, dogs to roam and family and friends to gather. The porcelain patio has become our favourite place to enjoy summer evenings, whether dining outdoors or simply relaxing with a glass of wine whilst taking in the peaceful surroundings.

To whoever becomes the next custodian of this beautiful home, our advice would simply be to embrace everything it has to offer. Throw open the bi-fold doors on warm summer days, enjoy the privacy of the garden, explore the countryside walks straight from your doorstep and become part of this wonderful village community. Whether you're raising a family, working from home, entertaining friends or simply seeking a peaceful retreat with excellent connections, this is a home that offers an exceptional quality of life and one that we feel incredibly privileged to have called our own.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























LOCATION

Nestled in the picturesque countryside of Leicestershire, Ullesthorpe is a quintessential village located near Lutterworth that beautifully combines history and modern convenience. Within this tranquil setting, Ullesthorpe thrives with amenities including a primary school that nurtures young minds, a convenient shop and post office, two inviting pubs for socialising, a nearby garden centre to indulge green thumbs, a dedicated doctor's surgery for healthcare needs, a charming hairdresser's boutique, and the Ullesthorpe Court Golf Club, with its course, leisure suite and spa. Surrounded by beautiful countryside, the village also offers an abundance of scenic walking routes, with direct access to public footpaths and open fields, making it an ideal location for walkers, dog owners and those who enjoy the outdoors.

For those needing to commute the M1, M6 and M69 motorway networks are all within easy reach with the city of Leicester approximately 14 miles away and Coventry approximately 17 miles away. Lutterworth is only 3.5 miles away and has more extensive shopping including a Waitrose and secondary schools. Rugby with its main line train station into Euston in under the hour is only 9.5 miles away and boasts excellent private, public and Grammar schools including Lawrence Sheriff, Rugby High, Bilton Grange and the famous Rugby School, as well as the Elliott's Field Shopping Park.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – B

Council Tax Band – F

Local Authority – Harborough District Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 4+ cars. The property has an electric vehicle (EV) charging point.

Special Notes – The property is subject to restrictive covenants, rights, and easements. The property benefits from a new build warranty valid from March 2021. The property forms part of a managed estate, with an annual fee of £260 for the maintenance of communal areas and services. Please contact the agent for more information.

Total Internal Floor Area – 1766 sq ft

Directions

What Three Words: ///huddling.scenes.boomers

Postcode: LE17 5FR

Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

Monday to Friday

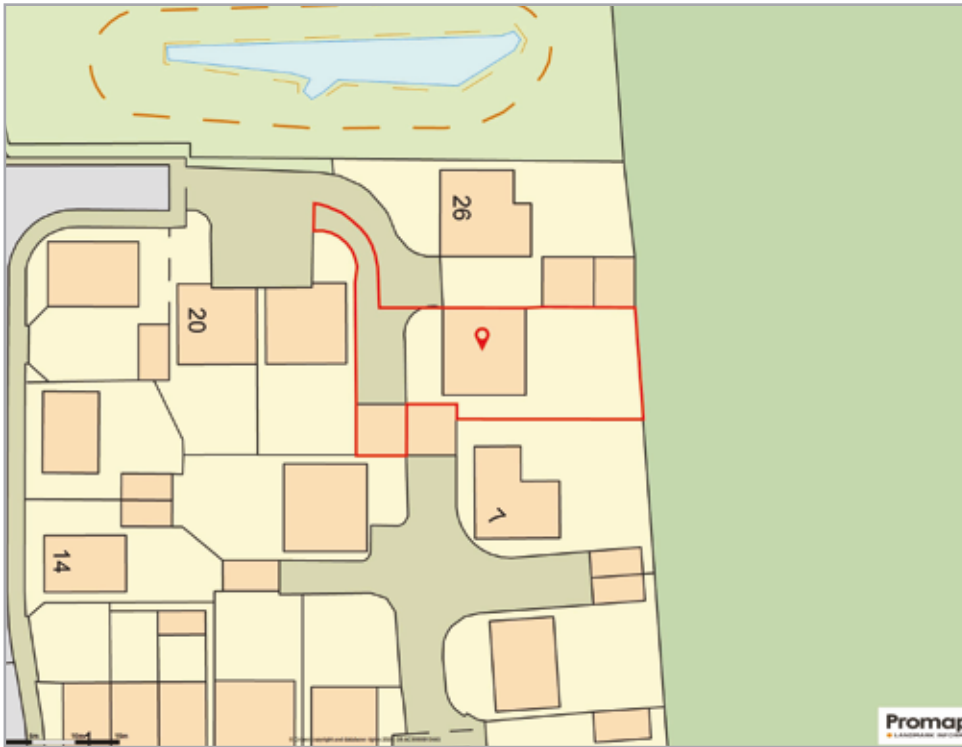
9.00 am - 5.30 pm

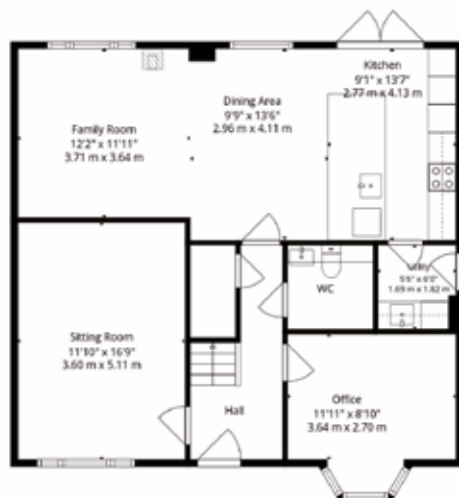
Saturday

9.00 am - 4.30 pm

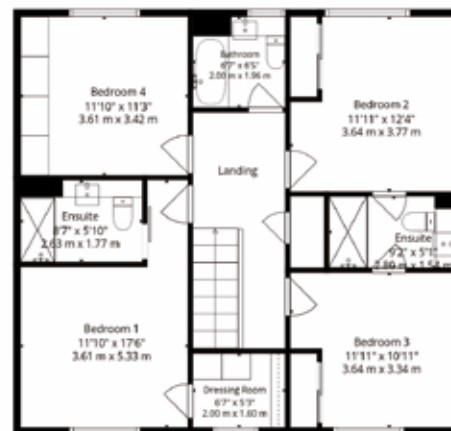
Sunday

By appointment only





Ground Floor



2nd Floor



Garage

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total: 1766 sq. Ft, 164 m2

Garage: 0 sq. Ft, 0 M2, Ground Floor: 866 sq. Ft, 80 M2, 2nd Floor: 900 sq. Ft, 84 m2

Excluded Areas: Garage: 319 sq. Ft, 30 M2, Utility: 33 sq. Ft, 3 M2, Bay Window: 12 sq. Ft, 1 M2,

Walls: 150 sq. Ft, 13 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed

**Property
Redress**



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GRAHAM LEE

PARTNER AGENT

Fine & Country
07773 372667
graham.lee@fineandcountry.com

With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

”

“Graham Lee from fine & Country kept us sane when we were selling our house. During the pandemic we had to sell our lovely home that we had lived in for 25 years and which we were so attached too. Graham took the stress and strain from us from the moment we met him to the day we moved out. A lot of our friends who have put their houses on the market found it so stressful.... but it felt like a walk in the park for us.

Graham was an absolute delight to deal with and was there on hand anytime day or evening. If we were to sell again, he would be our go to estate agent - highest integrity and amazing personal skills.”

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

