



**EDWARD KNIGHT**  
ESTATE AGENTS

3 LENNARD CLOSE, ULLESTHORPE, LUTTERWORTH, LE17 5EW

OFFERS OVER £275,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate three-bedroom end-terrace property, situated in the highly sought-after village of Ullesthorpe. The location is well served by local amenities, including a golf club and garden centre, and is surrounded by attractive countryside, with excellent commuter links via the A5, M69 and M1/M6 motorways.

The beautifully presented accommodation briefly comprises an entrance hall, cloakroom/WC, and an impressive open-plan lounge, dining and kitchen area fitted with a range of integrated appliances. The ground floor further benefits from stylish Amtico flooring throughout.

To the first floor are three well-proportioned bedrooms, with the principal bedroom featuring built-in wardrobes and an en-suite shower room, along with a modern family bathroom.

The property also benefits from gas-fired central heating and uPVC double glazing throughout. Externally, there is a private rear garden offering a good degree of seclusion, while to the front there is a driveway providing off-road parking for two vehicles.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

#### LOCATION

Ullesthorpe is a highly regarded and picturesque village located just south of Lutterworth, offering an excellent balance of rural charm and everyday convenience. The village is particularly well known for its renowned

Ullesthorpe Court Golf Club, leisure facilities and garden centre, and is surrounded by attractive open countryside, making it ideal for those who enjoy outdoor pursuits and village living.

Despite its semi-rural setting, Ullesthorpe is exceptionally well positioned for commuters, with easy access to the A5, M69, M1 and M6, providing swift links to Leicester, Rugby, Coventry, Birmingham and beyond. The nearby market town of Lutterworth offers a wider range of shops, schools, cafés and amenities, while excellent rail connections are available from nearby stations.

Ullesthorpe remains a popular choice for buyers seeking a peaceful village environment without sacrificing connectivity, making it an ideal location for families, professionals and downsizers alike.

Agents Note- Estate Charge currently approx £241 per annum.

#### ENTRANCE HALL

#### OPEN PLAN LOUNGE/DINER/KITCHEN

25' 10" x 16' 5" (7.87m x 5m)

#### FIRST FLOOR

#### BEDROOM

12' 10" x 12' 2" (3.91m x 3.71m)

#### ENSUITE

5' 3" x 4' 2" (1.6m x 1.27m)

#### BEDROOM

9' 6" x 9' 4" (2.9m x 2.84m)



#### BEDROOM

9' 4" x 6' 7" (2.84m x 2.01m)

#### BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m)





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		