



29 Fairway Meadows, Ullesthorpe, Lutterworth, Leicestershire, LE17 5DY

HOWKINS &  
HARRISON

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Ullesthorpe, Lutterworth,  
Leicestershire, LE17 5DY

Guide Price: £525,000

Nestled in the popular village of Ullesthorpe, Fairway Meadows presents an exceptional opportunity to acquire a well presented six bedroom family home, boasting a generous layout with three reception rooms, one being used as a home office. The six well-proportioned bedrooms ensure that there is plenty of room for family and guests alike. The property features three bathrooms, two of which are en-suites, providing convenience and privacy. A private south-facing garden, complete with a lovely patio and a well-maintained lawn area is ideal for outdoor entertaining or simply enjoying the sunshine.

### Features

- Popular village location
- Spacious kitchen with ample storage and garden views
- Two reception rooms
- Office/playroom/snug
- Six well proportioned bedrooms
- Three bathrooms, two being en-suites
- Private south-facing garden with patio and lawn area
- Double garage with electric doors
- Driveway parking for up to four vehicles
- Energy rating - C



## 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, disused railway station, and traces of a medieval settlement evident on the edge of the village. Local amenities 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.

## Agents Note

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



## Ground Floor

Step through the front door into a welcoming entrance hall with beautiful solid oak flooring and stairs, with handy understairs storage cupboard, leading to the first floor. Off the entrance hall you'll find a bright and airy dining room, with large windows that flood the space with natural light and overlook the front garden. Continuing through the ground floor, a spacious office or playroom/snug sits to the left, offering flexible living options for families or those working from home. Adjacent to this room is a useful downstairs cloakroom. To the rear of the property, the spacious sitting room is a standout space – complete with an electric fireplace providing a welcoming focal point to the room and French doors opening onto the patio and garden beyond. The sitting room flows into a well-appointed kitchen, fitted with a range of light oak effect base and eye level units, incorporating numerous cupboards and drawers, featuring generous worktop space. Fitted appliances include a four ring gas hob with extractor above and a double oven, with space and plumbing for a washing machine, fridge/freezer and dishwasher. There is tiling to the floor and metro style tiling to the splash back areas. A window provides views across the private south-facing garden and a door gives access to the outside.





## First Floor

Upstairs, the first floor opens to a light-filled landing. The guest bedroom sits to the left, benefiting from double built-in wardrobes and a modern en-suite shower room, with garden views. A stylish family bathroom comprises of a white suite with bath and shower over, chrome heated towel radiator and a vanity unit with wash hand basin inset with WC and wall mounted flush. There are three further bedrooms to this floor, two of which are double rooms, one of which also benefits from double wardrobes and is currently being used as a dressing room.

## Second Floor

The second floor reveals two double bedrooms, including a spacious master bedroom with its own private ensuite shower room, creating a peaceful retreat at the top of the house.

## Outside

The rear garden is a true highlight – private, south-facing, and thoughtfully laid out with a patio area for entertaining and a lawn for family enjoyment. A side path from the kitchen provides access to the front of the home, while a rear gate leads to a large double garage with electric doors and space to park four vehicles comfortably.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01455-559203](tel:01455-559203)

## Fixtures and Fittings

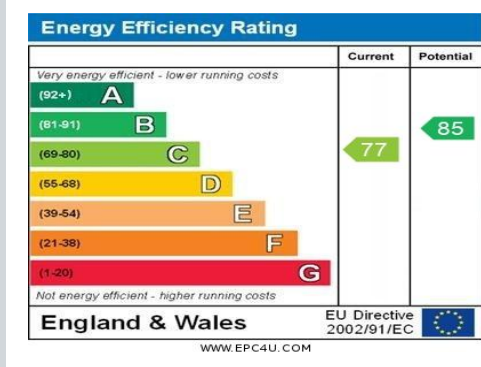
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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](tel:01858-828282).  
Council Tax Band-F



## Approximate Gross Internal Area 1641 sq ft - 153 sq m (Excluding Garage)

Ground Floor Area 642 sq ft – 60 sq m

First Floor Area 571 sq ft – 53 sq m

Second Floor Area 428 sq ft – 40 sq m

Garage Area 275 sq ft – 26 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Howkins & Harrison

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