

35 Sleath Drive, Ullesthorpe, LE17 5FR

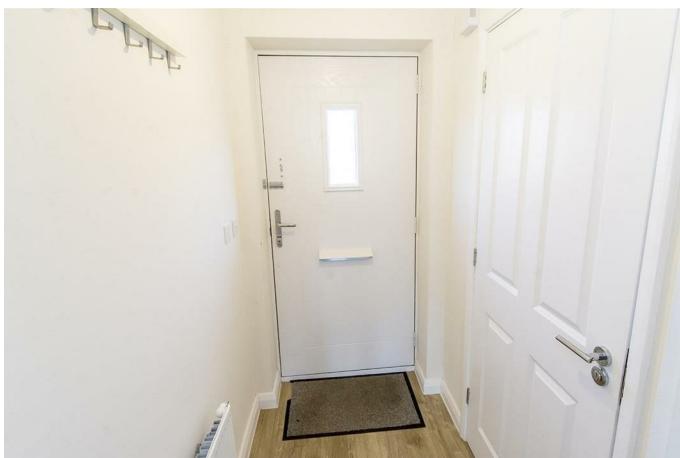


£290,000

Situated in the tranquil cul-de-sac of Sleath Drive, Ullesthorpe, this charming three-bedroom semi-detached house offers a delightful blend of comfort and modern living. With picturesque open field views, the property is perfect for those seeking a peaceful retreat while remaining conveniently close to local amenities. Upon entering, you are welcomed by a spacious entrance hall, ideal for hanging coats and storing shoes. The ground floor features an open-plan living and dining kitchen, designed for both relaxation and entertaining. The kitchen boasts a breakfast bar with seating for four, making it a perfect spot for casual meals. French doors lead seamlessly from the living area into the private garden, allowing natural light to flood the space. A useful storage cupboard and a cloakroom add to the practicality of this well-thought-out layout. The first floor hosts three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and an en-suite, providing a touch of luxury. The family bathroom is equipped with a shower over the bath, catering to all your bathing needs. Outside, the garden is a private haven, featuring a paved patio area that is perfect for al fresco dining, while the remainder is mainly laid to lawn, offering ample space for children to play or for gardening enthusiasts to cultivate their green fingers. To the front of the property, there are two designated parking spaces, ensuring convenience for you and your guests. This semi-detached house is an excellent opportunity for families or professionals looking for a serene lifestyle in a desirable location. Don't miss the chance to make this lovely home your own.

Service without compromise

Hall 6'x 3'9" (1.83mx 1.14m)



A modern composite door gives access into the hall where there is ample room to hang all your outdoor coats. Luxury vinyl flooring and a radiator.

Cloakroom 5'6" x 2'11" (1.68m x 0.89m)



Fitted with a low level WC and pedestal wash hand basin. Tile effect luxury vinyl flooring. Radiator. Opaque window to the front aspect.

Open Plan Living Dining kitchen 13'1" x 25'9" (3.99m x 7.85m)



The kitchen has a window to the front aspect and is fitted with a wide range of modern cabinets with complimenting surfaces. Stainless steel sink unit with mixer taps. Oven, gas hob with extractor canopy. Integral dishwasher, washing machine, tumble dryer and fridge-freezer. There is a breakfast bar that seats four. The lounge and dining area has a set of French doors that open directly to the garden. The stairs rise to the first floor accommodation and also has a useful storage cupboard.

Lounge Picture



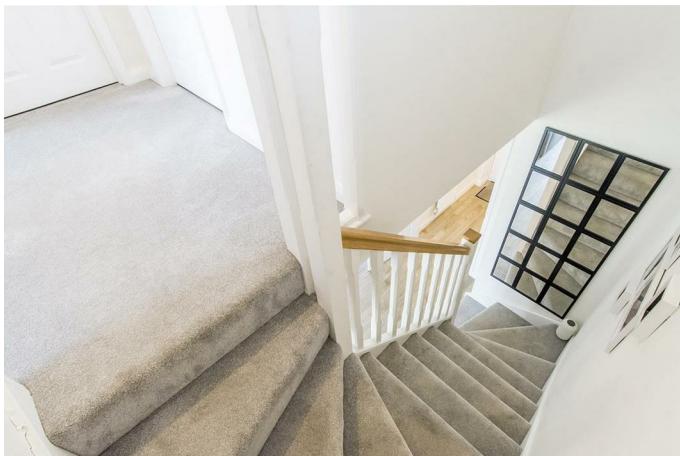
Dining picture



Bedroom One 12'1" x x 10'9" (3.68m x x 3.28m)



Landing



The landing has communicating doors to all rooms and a loft hatch.

A double bedroom with mirror fronted built in wardrobes, radiator and a window to the front aspect. A door opens into the En-suite.

Bedroom One Picture Two



En-Suite 6'2" x 5'4" (1.88m x 1.63m)



Fitted with a low level WC, Pedestal wash hand basin, double width shower with sliding doors and a chrome heated towel rail. Ceramic wall tiles and tile effect luxury vinyl flooring. Opaque window to the front aspect.

Bedroom Two 9'6" x 9'4" (2.90m x 2.84m)



A double bedroom with a window to the rear aspect enjoying open field views and a radiator.

Bedroom Three 9'4" x 6'6" (2.84m x 1.98m)



A single bedroom with a window to the rear aspect enjoying open field views and a radiator.

Bathroom 6'10" x 6'3" (2.08m x 1.91m)



Fitted with a low level WC, Pedestal wash hand basin, bath with shower and side screen. Chrome heated towel rail. Ceramic wall tiles and tile effect luxury vinyl flooring.

Garden



The lovely private garden is mainly laid to lawn with a paved patio seating area, outside tap and gated access to the side.

Garden Photo Two



Open Field Views



Outside & Parking

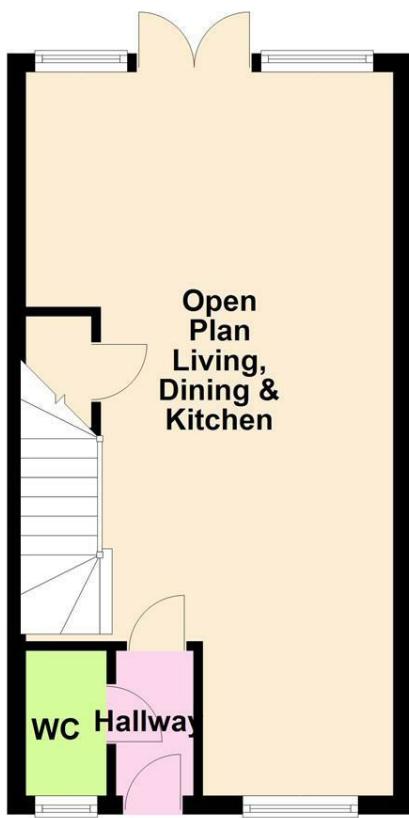


The property is situated at the bottom of a quiet cul de sac location. The drive at the front the drive has parking space for two cars.

Floor Plan

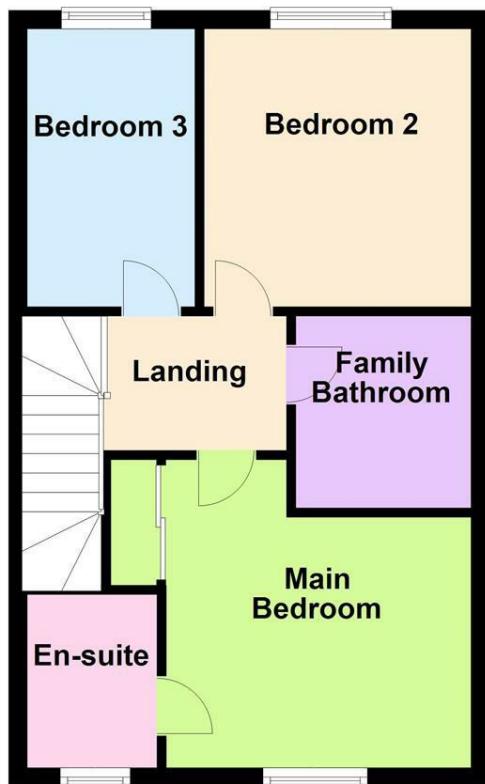
Ground Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)

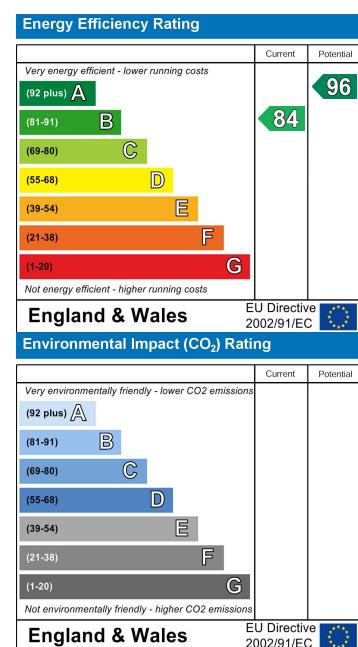


Total area: approx. 70.0 sq. metres (753.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise