



Offers over £450,000
Zouche Way, Bushby, Leicester, LE7



4

Bedrooms



2

Bathrooms

297 Uppingham Road, Humberstone, Leicester LE5 4DG |
info@kingsestateuk.com

0116 352 7012



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This delightful **4-bedroom detached house** is situated on **Zouche Way**, in the sought-after area of Bushby. Combining modern design with comfortable living spaces, this property is ideal for families and professionals alike.

Ground Floor

- **Kitchen** (5.85m x 2.90m)

A modern, well-designed kitchen that boasts plenty of space for cooking, entertaining, and family dining. Its layout provides both functionality and a stylish finish.

- **Living Room** (5.85m x 3.44m)

A generously sized living area, perfect for relaxing or hosting gatherings, with natural light flooding in from the large windows.

- **Utility Room** (1.23m x 2.13m)

Conveniently located next to the kitchen, the utility room offers ample storage and space for household appliances.

- **WC** (1.70m x 0.89m)

A neatly fitted downstairs WC for added convenience.

First Floor

- **Bedroom 1** (3.24m x 3.53m)
A generous master bedroom featuring an en-suite bathroom for added privacy and comfort.
- **Bedroom 2** (3.24m x 3.28m)
A well-proportioned double bedroom with ample storage space.
- **Bedroom 3** (2.79m x 3.44m)
A versatile room suitable as a bedroom, home office, or hobby space.
- **Bedroom 4** (2.79m x 2.43m)
Ideal for a child's room or guest accommodation.
- **Bathroom** (1.72m x 3.01m)

A modern family bathroom equipped with quality fittings.

Transport Links

Bushby offers excellent transport connections:

- **Bus Services:** Regular bus services provide convenient access to Leicester city centre and surrounding areas.
- **Road Access:** The nearby A47 offers direct routes to Leicester and other major road networks, facilitating easy commutes.

Local Amenities

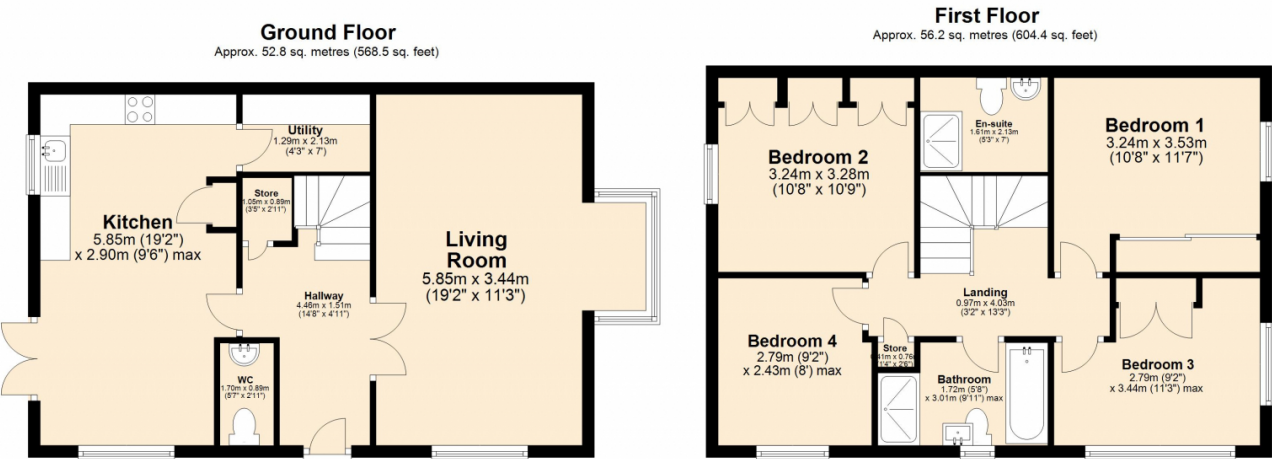
Residents of Bushby enjoy a range of local amenities:

- **Shopping:** Local shops and supermarkets cater to daily needs, with additional retail options available in nearby Leicester.
- **Education:** The area is served by reputable schools, providing quality education for all ages.
- **Recreation:** Parks and recreational facilities are available for outdoor activities and leisure.
- **Healthcare:** Medical facilities, including GP practices and pharmacies, are accessible within the community.

Contact

For more information or to arrange a viewing, please contact us:

- **Phone:** 0116 352 0712
- **Email:** info@kingsestateuk.com



Total area: approx. 109.0 sq. metres (1173.0 sq. feet)

Score	Energy rating	Current	Potential
81-91	A	85 B	94 A
69-80	B		
55-68	C		
39-54	D		
21-38	E		
1-20	F		
	G		

