

JAMES
SELICKS

5 HARTOPP CLOSE

BUSHBY, LEICESTERSHIRE LE7 9ND

£385,000



A stunning, refurbished, three bedroom detached family home located within this prestigious development on the peripheries of Bushby village. The property is meticulously presented by the current owners, including a refitted kitchen, cloakroom, family bathroom and en-suite.

Porch • entrance hall • through lounge/dining room • refitted breakfast kitchen • utility room • cloakroom • three bedrooms • en-suite • family bathroom • lawned front gardens • driveway • single garage • south-facing lawned rear gardens • EPC - C

Location

Bushby lies approximately five miles east of the city centre, providing a convenient commute. Popular primary schooling is available within the village at St Luke's filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby, as well as amenities including a public house, parish church and Co-Op store. The village is flanked by some of Leicestershire's most attractive rolling countryside.

Accommodation

A recessed porch and part glazed front door leads into an entrance hall housing the stairs to the first floor. The through lounge/dining room has a window to the front, wooden flooring and a door into a bay leading onto the rear garden. The beautifully styled, refitted breakfast kitchen boasts a good range of taupe coloured eye and base level units and drawers, ample wood effect preparation surfaces, a stainless steel sink, Zanussi stainless steel electric oven, four-ring Bosch gas hob with glass splashback and contemporary extractor unit above, breakfast bar space, integrated dishwasher, fridge and freezer, understairs pantry cupboard, tiled flooring and two uPVC double glazed windows to the rear. A utility room with a door to the side provides a range of matching eye and base level units, plumbing for automatic washing machine and houses the Worcester Bosch wall mounted boiler. A refitted ground floor cloakroom provides a white two piece suite.

The first floor landing houses the airing cupboard. The master bedroom has a uPVC double glazed window to the rear, built-in wardrobes with mirrored fronts and a refitted en-suite providing a low flush WC, a contemporary wash hand basin with cupboards under and a double shower cubicle with fixed and flexible shower heads, chrome heated towel rail, fully tiled walls and flooring, uPVC double glazed window. There are two further bedrooms, one with built-in wardrobes, and a refitted family bathroom with a low flush WC, a contemporary wash hand basin with drawers beneath and a bath with shower attachment over, chrome heated towel rail, fully tiled walls and flooring, uPVC double glazed window.

Outside

To the front of the property are lawned gardens with a tarmac driveway providing access to a single garage. To the rear of the property are south-facing gardens with paved patio seating areas, shaped lawns and a brick built barbecue area.

Tenure : Freehold

Local Authority : Harborough District Council

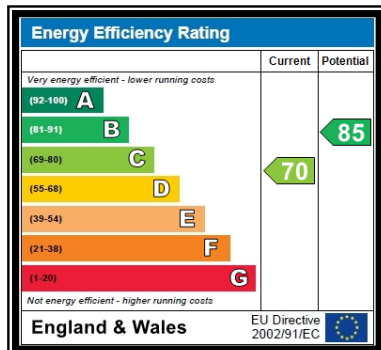
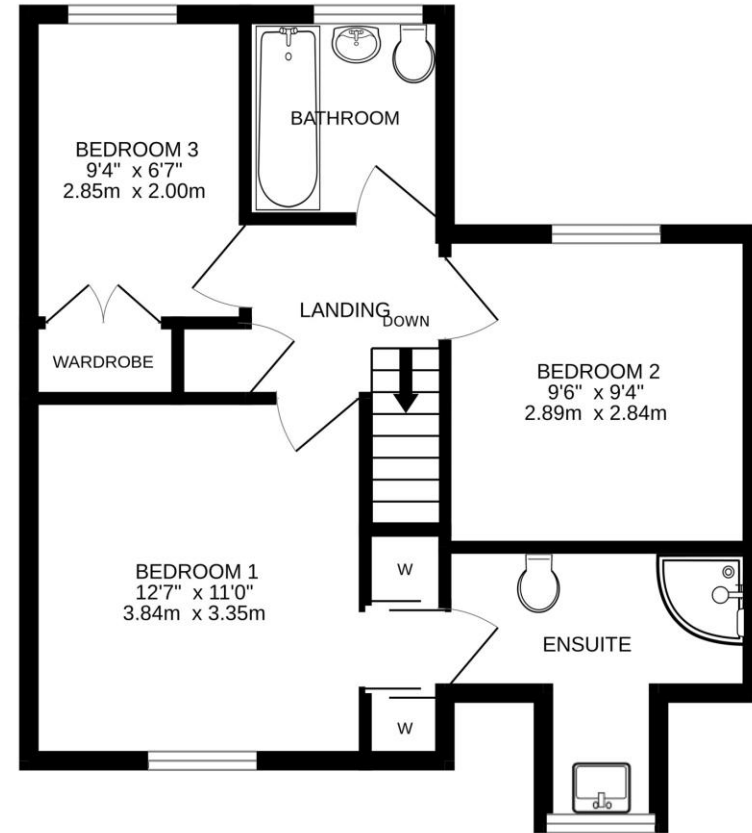
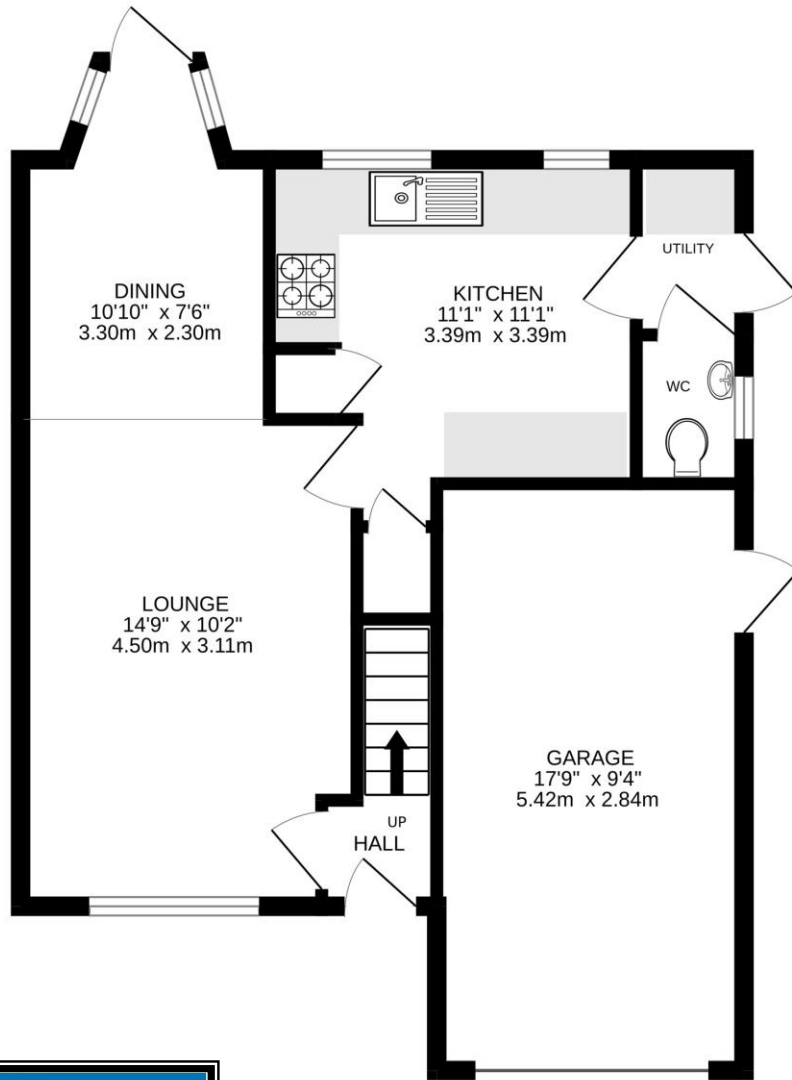
Tax Band : D

Services: The property is offered to the market with all mains services and gas-fired central heating.









5 Hartopp Close, Bushby, Leicestershire LE7 9ND

Total Approximate Gross Internal Floor Area
 House = 816 SQ FT / 76 SQ M
 Garage = 165 SQ FT / 15 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

