

JAMES SELICKS

23 DEVENPORTS HILL

BUSHBY, LEICESTERSHIRE LE7 9NF

GUIDE PRICE: £675,000



An immaculately presented and extended, detached family home offering spacious accommodation with a stunning open plan kitchen, four bedrooms and three bathrooms, thought suitable to extend above the garage (subject to the necessary planning consents).

The house is located on this select Bryant Homes development, approximately five miles due east of Leicester city centre and is flanked by some of Leicestershire's most attractive rolling countryside.

Entrance hall • cloakroom • study • sitting room • extended open plan living/dining kitchen • utility room • master bedroom • en-suite • bedroom two • en-suite • two further bedrooms • family bathroom • driveway • double garage • lawned rear gardens • EPC - C

Location

The village of Bushby retains a strong sense of community and enjoys a parish church, public house and village store as well as extremely popular schooling commencing with St Luke's primary and filtering into Gartree and Beauchamp Colleges at nearby Oadby.

Accommodation

A smart glazed and composite front door with windows to the sides leads into an entrance hall, housing the stairs to first floor with understairs storage cupboard beneath and a cloakroom providing a two piece suite. There is a study with a window to the front. The spacious sitting room has a bay window to the front, a feature stone fireplace with an inset cast iron log burner, engineered oak flooring, ceiling coving and French doors with windows to sides leading onto the rear garden. The open plan living/dining kitchen boasts an excellent range of white eye and base level units with drawers and ample preparation surfaces, a one and a half bowl stainless steel sink and drainer unit with mixer tap and a window above overlooking the rear garden. A matching island unit provides further storage and breakfast bar space. Integrated appliances include a dishwasher, Bosch stainless steel double oven, microwave, five-ring gas hob with glass splashback and extractor unit above. Tiled flooring and inset ceiling spotlights continue through to a lovely dining area with French doors with windows to sides leading out onto the patio entertaining area. A utility room with a part glazed door to the side houses the Worcester wall mounted boiler, eye and base level units, work surfaces with tiled splashbacks, a stainless steel sink, space and plumbing for a washing machine and tumble dryer and tiled flooring.

To the first floor is a landing with a window to the front, housing the airing cupboard. The master bedroom boasts a good range of built-in wardrobes, two windows to the rear and a luxury en-suite providing a large tiled shower enclosure with fixed and flexible heads, twin wash hand basins on a vanity top with drawers beneath, tiled splashbacks and a mirror with light above, a contemporary oval floorstanding bath with freestanding tap and shower attachment, chrome heated towel rail, inset ceiling spotlights, wood laminate flooring and a window to the side. Bedroom two has built-in wardrobes, wood laminate flooring, a window to the rear and an en-suite with a tiled shower cubicle, enclosed WC and wash hand basin with storage, a heated towel rail, electric shaver point, part tiled walls, tiled flooring and a window to the side. There are two further bedrooms, each with two windows to the front and built-in wardrobes, and a family bathroom, comprising an enclosed WC and wash hand basin with storage, a panelled bath with a telephone style shower attachment, glass shower screen and further Mira shower above, part tiled walls, wood laminate flooring and an opaque glazed window to the side.





Outside

The property is approached via a smart frontage with a small lawn and a variety of trees, shrubs and plants. A tarmac driveway provides ample off street parking and access to a double garage (half converted into a gym) with up and over doors to the front, a window and personal door to the rear. Gated side access leads to the beautiful rear gardens, mainly laid to lawn with an attractive mature planting scheme with an abundance of trees and shrubs, paved and gravelled patio entertaining areas, a vegetable garden and log store, all providing a pleasant easterly aspect.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G

Conservation Area: No

Non-standard construction: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full fibre, 200mbps

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years: None known

Accessibility: None known

Planning issues: None known





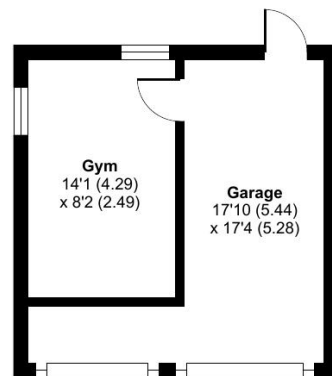
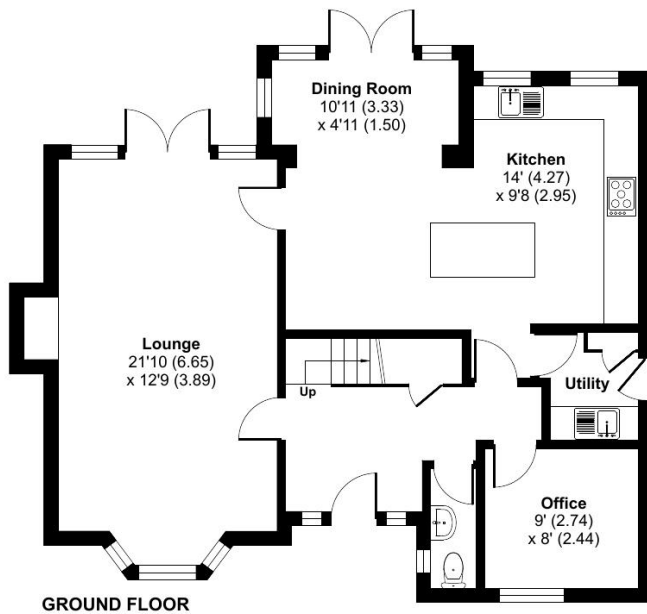
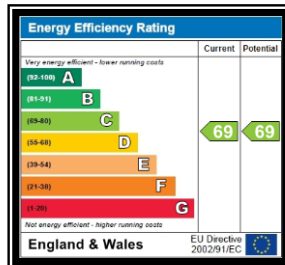
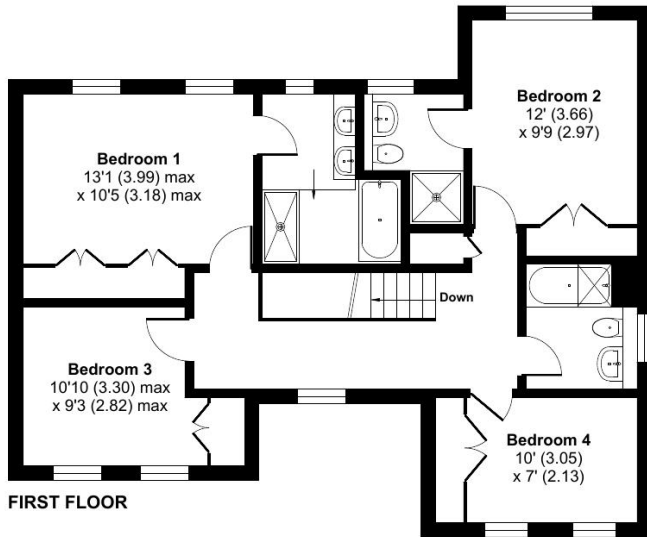
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Approximate Area = 1717 sq ft / 159.5 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 2026 sq ft / 188.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1124558

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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.

