

JAMES  
SELICKS

18 DALBY AVENUE

BUSHBY, LEICESTERSHIRE LE7 9RD

GUIDE PRICE: £900,000









A handsome and imposing, five bedroom detached family home believed to have been built circa 1920, offering spacious and stylish accommodation, positioned on one of the most favoured roads in this thriving village.

Porch • reception hall • sitting room • garden room • dining room • family room • breakfast kitchen • utility • cloakroom • five bedrooms • study • two bathrooms • driveway • double garage • deep lawned rear gardens • summerhouse • EPC - D

### Location

Located just off the A47, some five miles east of Leicester city centre, Bushby together with nearby Thurnby and Evington offers a good range of local amenities catering for most day-to-day needs including excellent schooling in the primary and secondary sectors, and a wide range of sporting and recreational facilities. There is excellent access to popular market towns of Uppingham, Oakham and Market Harborough, all offering niche shopping, the latter with mainline railway travel to London in approximately one hour.

### Accommodation

A porch and composite front door with windows either side lead into a spacious entrance hall with wooden flooring and a feature porthole window to the front, housing the stairs to first floor and a useful storage cupboard. The sitting room is a bright and airy space, having a window back into the hallway, a feature marble fireplace with an inset living flame gas fire, oak flooring, French doors with windows to the sides and above leading onto the rear patio area and a door through to a stunning garden room with tiled flooring, enjoying an abundance of natural light by virtue of a lantern roof, windows and French doors affording views of the beautiful garden. The dining room has oak flooring and a bay window to the front. A further bright family room with tiled flooring and a Velux rooflight enjoys views of the garden from full height windows and French doors. The contemporary breakfast kitchen boasts a fantastic range of eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, a ceramic one and a half bowl sink with chrome mixer tap over, space for a range style oven, stainless steel extractor unit, inset ceiling spotlights, tiled flooring and French doors leading onto the patio. A utility room with tiled flooring has a range of matching eye and base level units, preparation surfaces and tiled splashbacks, a stainless steel sink with mixer tap over, provides space and plumbing for a washing machine, tumble dryer and American style fridge-freezer, further built-in storage cupboard housing the wall mounted Ideal Logic boiler, a door to the rear and houses a cloakroom with a low flush suite.

To the first floor a landing with a window to the front houses the airing cupboard and a further useful storage cupboard. the master bedroom is a lovely space with a full bank of built-in wardrobes to one wall and three windows overlooking the rear garden. Bedroom two has windows to the side and rear and a good range of built-in wardrobes. Bedroom three has two windows to the side and front. The stunning family bathroom boasts a three-piece suite comprising an enclosed WC and wash hand basin with storage, a contemporary oval bath with freestanding taps and shower attachment and a large shower enclosure, chrome heated towel rail, inset ceiling spotlights, two windows to the rear, part tiled walls and tiled flooring. Bedroom four has two windows to the rear overlooking the garden, and a built-in wardrobe. Bedroom five has three windows to the front. The study has a window to the front. A further shower room provides a three piece suite comprising inset wash hand basin with cupboard under and a corner shower cubicle, inset ceiling spotlights, two windows to the rear, part tiled walls and tiled flooring.







### Outside

The property is approached via a return tarmac driveway behind a low level wall and hedging providing ample car standing and access to a double garage with electrically operated doors. To the rear of the property is a beautiful garden, mainly laid to lawn with random flagged paved patio seating areas with steps down to a good-sized lawned area with a variety of mature trees, plants and shrubs, a summerhouse, fenced and hedged boundaries.

**Tenure:** Freehold

**Local Authority:** Harborough District Council, **Tax Band:** G

**Listed Status:** None

**Conservation Area:** No

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

**Broadband delivered to the property:** Fibre, 56mbps

**Wayleaves, Rights of Way & Covenants:** None Known

**Flooding issues in the last 5 years:** None Known

**Accessibility:** Steps in garden

**Planning issues:** None Known

### Satnav Information

The property's postcode is LE7 9RD, and the house number is 18.











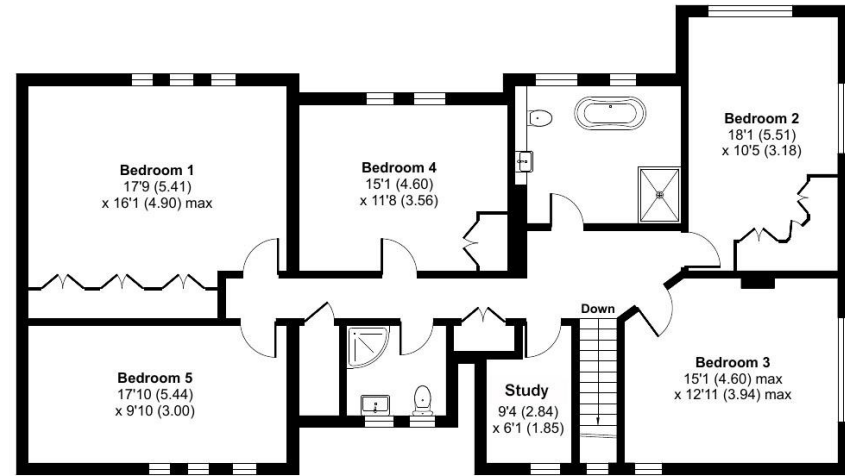
# Dalby Avenue, Bushby, Leicester, LE7

Approximate Area = 3076 sq ft / 285.7 sq m

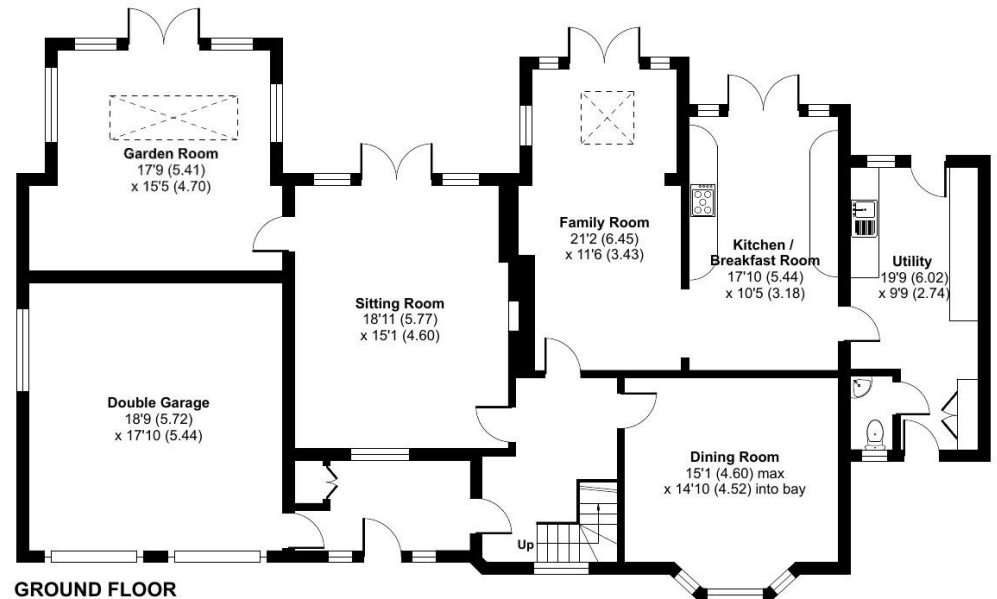
Garage = 336 sq ft / 31.2 sq m

Total = 3412 sq ft / 316.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		64	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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: 1121118







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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.

