

JAMES
SELICKS



11 Scrivener Close

BUSHBY, LEICESTERSHIRE LE7 9NE

A stunning, detached bungalow, upgraded in recent years offering beautifully styled accommodation including two double bedrooms and two bathrooms, positioned at the end of a quiet cul-de-sac in the popular East Leicestershire village of Bushby.

Entrance hall • sitting room • dining room • refitted kitchen • master bedroom • en-suite shower room • double bedroom two • bathroom • driveway • lawned frontage • double garage • lawned rear gardens • EPC - C

Location

Bushby is flanked by some of Leicestershire's most attractive rolling countryside whilst being 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.

Accommodation

A composite door leads into a spacious entrance hall with laminate flooring. The refitted kitchen boasts a good range of grey, urban gloss fronted eye and base level units and drawers, under unit lighting, ample quartz preparation surfaces and an undermounted one and a quarter bowl sink with mixer tap and window over. Integrated appliances include a Zanussi twin oven with a four-ring induction hob and extractor unit above, dishwasher, washing machine and fridge-freezer, enclosed Worcester wall mounted boiler, spotlights, wood laminate effect flooring and a door to the side. The spacious sitting room has a feature polished limestone fireplace surround with an inset gas* fire (* gas to be confirmed) and double doors leading onto the rear garden. Double doors off the hall lead into the dining room, with a bay window to the front.

An inner hallway houses the airing cupboard and gives access to the bedrooms. The master bedroom has built-in wardrobes, a window to the rear and an en-suite with an enclosed WC, wash hand basin with cupboard beneath and a shower enclosure, opaque glazed window, inset ceiling spotlights, a chrome heated towel rail, part tiled walls and tiled flooring. Bedroom two is also a double room, built-in wardrobes and a window to the front. The bathroom has a low flush WC, pedestal wash hand basin and panelled bath, opaque glazed window to the rear, built-in cupboards, part tiled walls and tiled flooring.

Outside

The property is approached via tarmac driveway providing off-street car standing and giving access to a double garage with twin up and over doors. There is a lawned frontage with planted borders and gated side access leading to the lovely rear gardens, mainly laid to lawn with an attractive planting scheme, block paved patio area and a pleasant southerly aspect.

Tenure: Freehold.

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

Conservation Area: None.

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

Broadband delivered to the property: full fibre, speed unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years : None our Clients are Aware of.

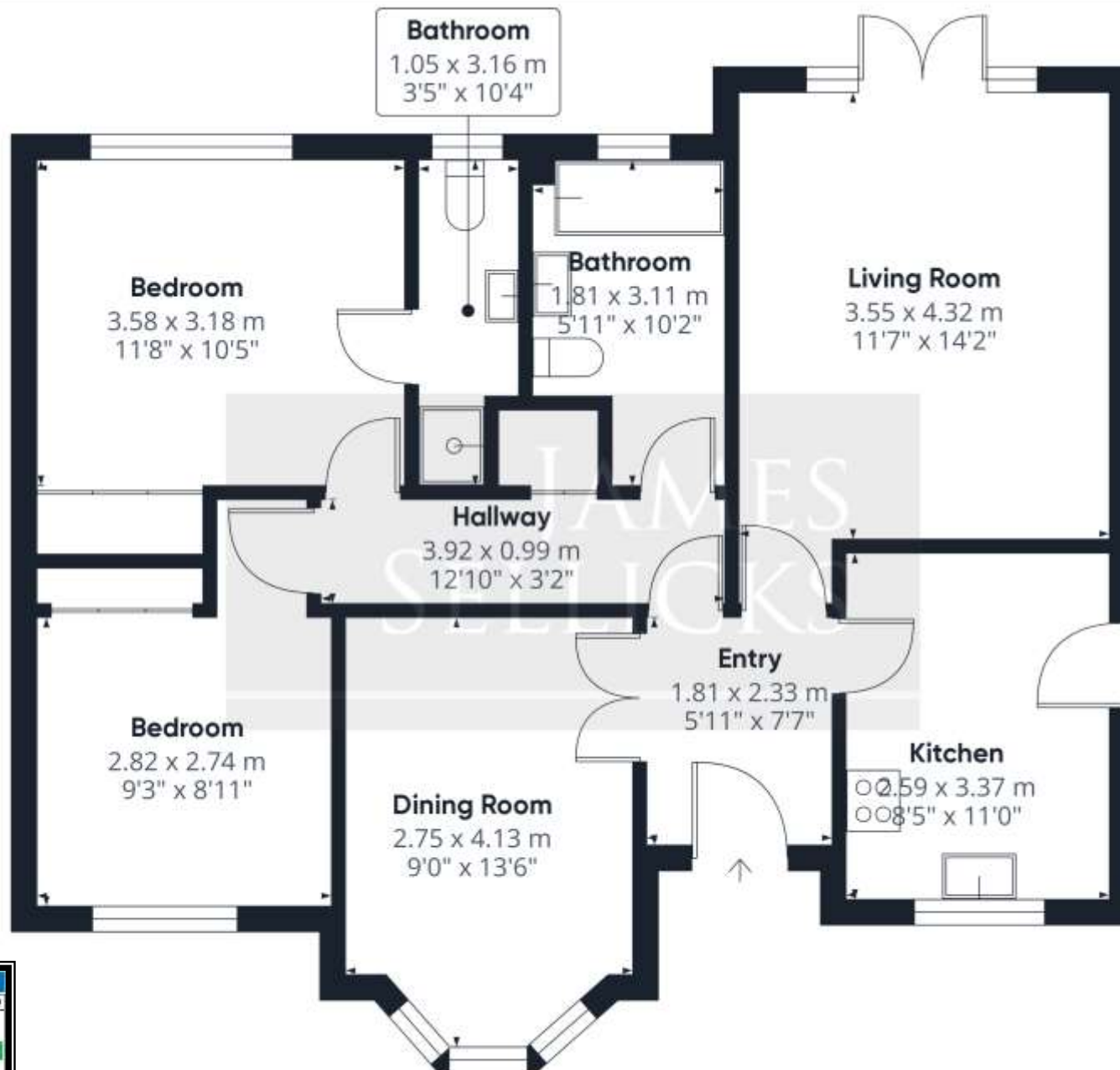
Accessibility issues :Single-storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.









Approximate total area¹⁾

74.69 m²

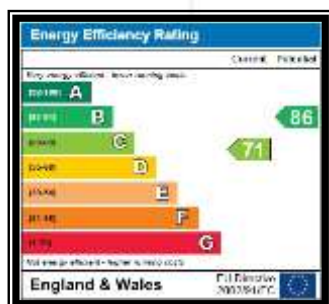
803.95 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.



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