

JAMES SELICKS

35 ZOUCHE WAY

BUSHBY, LEICESTERSHIRE
LE7 9DT



Located within the popular village of Bushby, this modern, two bedroom detached family home offers modern and spacious accommodation with neat gardens and a single garage.

Entrance hall • sitting room • kitchen • utility room • two bedrooms • shower room • driveway • single garage • lawned rear gardens • uPVC double glazing • EPC - B

Location

Bushby lies approximately five miles east of Leicester city centre; a popular village with a public house, village store, parish church, and primary schooling at St Lukes filtering into Gartree and Beauchamp Colleges at nearby Oadby.

Accommodation

A wooden front door with windows either side lead into a spacious entrance hall with wood laminate effect flooring, housing the stairs to the first floor and a cloakroom providing a two piece suite. The large through lounge/dining room has a window to the front, an inset contemporary, feature electric living flame effect fire and a bay with French doors and windows either side leading onto the patio entertaining area. The stunning dining kitchen boasts an excellent range of soft grey, urban gloss eye and base level units and drawers with preparation surfaces and upstands, a dark grey polycarbonate sink with mixer tap and window over. Integrated Bosch appliances include a stainless steel oven, four ring gas hob with stainless steel extractor unit over, fridge-freezer and dishwasher. Wood laminate effect flooring and inset ceiling spotlights throughout, space for a dining table with feature pendant lighting above and a window to the front. Off the kitchen is a useful utility room with a half opaque glazed door to the rear, providing further units and work surfaces, space and plumbing for an automatic washing machine and tumble dryer.

To the first floor is a landing housing an eaves wardrobe. The master bedroom is flooded with natural light, from a dormer window to front and a Velux rooflight to the rear and has built in cupboards and further eaves storage. Bedroom two has a bay window to the front and eaves storage space. A contemporary shower room completes the accommodation, with a three piece suite comprising an enclosed WC, pedestal wash hand basin and a large, tiled and glazed shower enclosure, a heated towel rail, wood laminate effect flooring and a Velux rooflight to the rear.

Outside

The property has a small gravelled frontage with a paved raised path to the front door, and a tarmac driveway providing off street car standing for two vehicles and access to a single garage with up and over door, power and lighting an, wood laminate effect flooring. Gated side access leads to neat, lawned rear gardens, mainly laid to lawn with decked and paved patio areas, LED lighting and fenced boundaries.

Tenure: Freehold

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

Listed Status: None. **Conservation Area:** None.

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

Broadband delivered to the property: Fibre, speed unknown.

Non-standard construction: Believed to be Standard.

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

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

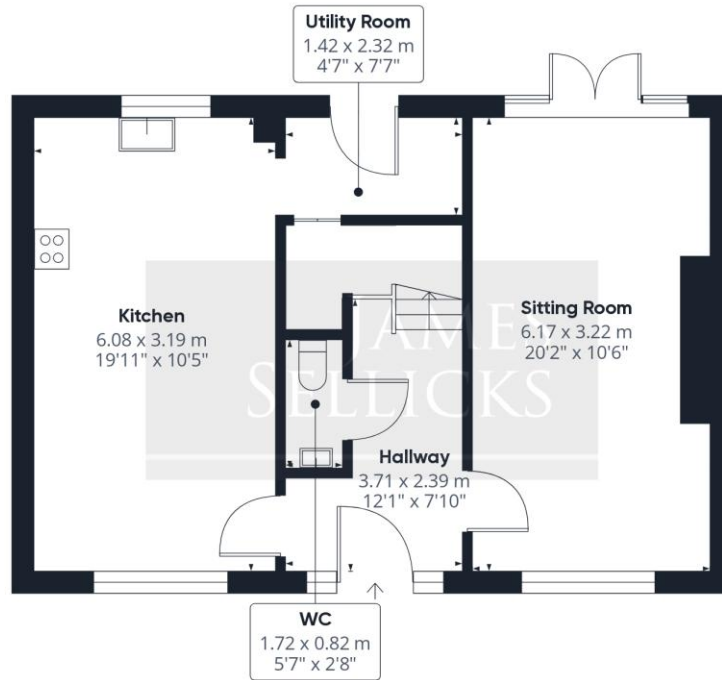
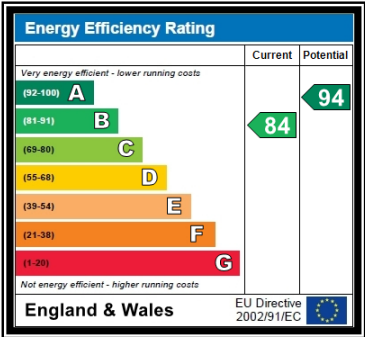
Accessibility: Lateral living, no specific accessibility alterations made.

Planning issues: None our Clients are Aware of.

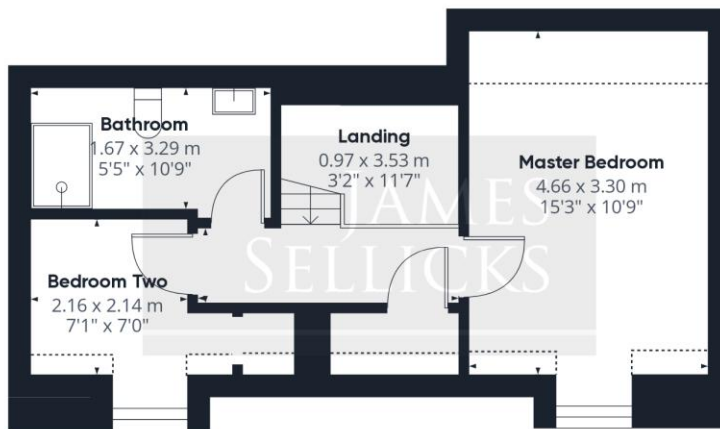




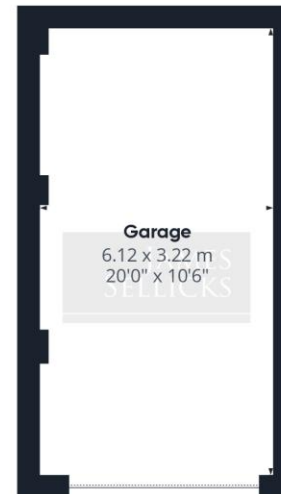




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

JAMES
SELICKS

Approximate total area⁽¹⁾

107.2 m²

1153.9 ft²

Reduced headroom

3.46 m²

37.21 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

