

JAMES
SELICKS

18 DALBY AVENUE
BUSHBY, LEICESTERSHIRE LE7 9RD





Located on one of the most sought-after roads in this thriving village, a distinguished five-bedroom detached family home, circa 1920, blending timeless character with generous, stylish living space.

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

Location

Situated just off the A47, around five miles east of Leicester city centre, Bushby, together with neighbouring Thurnby and Evington offers a wealth of local amenities, including excellent primary and secondary schools, a variety of shops, and a good choice of sporting and leisure facilities. The area enjoys superb connections to the popular market towns of Uppingham, Oakham, and Market Harborough, the latter offering direct mainline rail links to London in approximately one hour.

Accommodation

A welcoming porch and composite front door with side windows open into a generous reception hall with wooden flooring, a charming porthole window, staircase to the first floor, and a useful storage cupboard.

The elegant sitting room features a marble fireplace with living flame gas fire, oak flooring, and French doors opening to the rear patio. This leads into a stunning garden room with a lantern roof, tiled floor, and French doors framing beautiful garden views.

The formal dining room enjoys a front-facing bay window and oak flooring, while the bright family room boasts full-height garden-view windows, French doors, tiled flooring, and a Velux rooflight.

The contemporary breakfast kitchen offers a superb range of units and work surfaces, tiled splashbacks, ceramic sink, space for a range-style oven, stainless steel extractor, inset spotlights, and French doors to the patio. The adjoining utility room provides further storage and appliance space, with a stainless steel sink, tiled finishes, access to the garden, and a cloakroom with WC.

A light-filled landing houses both airing and storage cupboards. The master bedroom is a generous retreat with built-in wardrobes and triple rear windows. Bedroom two offers dual-aspect windows and fitted wardrobes, while bedroom three enjoys front and side views.

The luxury family bathroom features an enclosed WC and vanity unit, freestanding oval bath with shower attachment, large shower enclosure, heated towel rail, spotlights, part-tiled walls, and tiled flooring. Bedroom four overlooks the garden and includes a built-in wardrobe, while bedroom five is bright with three front windows. A front-facing study and additional shower room with modern fittings complete the accommodation.





Outside

The property is approached via a sweeping tarmac driveway, framed by a low wall and hedging, offering ample parking and access to a double garage with electric doors. The rear garden is a true highlight — generously proportioned and predominantly laid to lawn, with paved patios, steps to a deep lawn, and an array of mature trees, shrubs, and planting. A charming summerhouse and well-maintained boundaries provide both beauty and privacy.

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

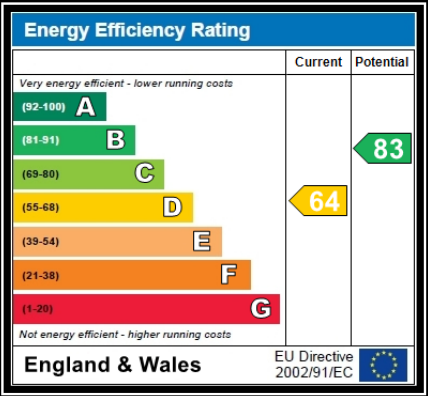
Flooding issues in the last 5 years: None Known

Accessibility: Steps in garden

Planning issues: None Known

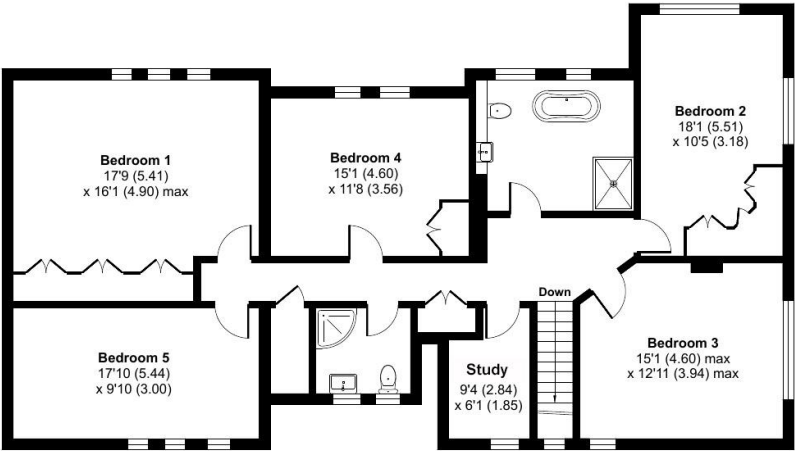




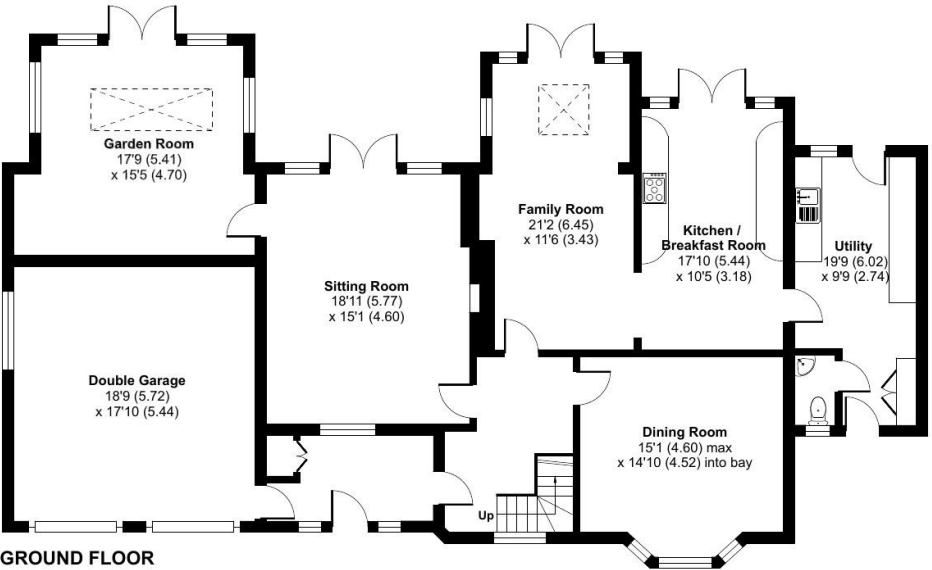


Dalby Avenue, Bushby, Leicester, LE7

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1121118



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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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.

