

JAMES SELICKS

2 LIMES CLOSE

BUSHBY, LEICESTERSHIRE
LE7 9SR

GUIDE PRICE £775,000



Situated within an exclusive development of just seven executive homes set off the prestigious Dalby Avenue, this exceptional home is a modern masterpiece, exquisitely remodelled throughout, showcasing outstanding craftsmanship and meticulous attention to detail.

Location

Bushby is a thriving village located off the A47, some five miles east of Leicester city centre, offering a good range of amenities catering for most day-to-day needs including excellent schooling, and a wide range of sporting and recreational facilities. There is excellent access to popular market towns of Uppingham, Oakham and Market Harborough which offer niche shopping, the latter with mainline railway travel to London in approximately one hour.

Accommodation

An electronically controlled front door leads into an impressive entrance hall with Amtico tiled flooring and a bespoke tiled feature wall, housing the staircase to the first floor and a modern cloakroom. There are two elegant sitting rooms, each with contemporary electric fireplaces, the rear benefiting from a gas point and double doors opening directly onto the garden.

The heart of the home is the stunning refitted German living kitchen, beautifully designed with white urban gloss cabinetry, a large island with quartz top, and high-end Siemens appliances including oven with warming drawer, combination microwave oven, double fridge and freezer, a four-zone induction hob with a sleek black extractor, an undermounted sink and integrated dishwasher. The utility room continues the kitchen's design theme, offering additional storage, sink and extraction unit, along with internal access to the garage.

The impressive galleried landing offers both a seating area and study space. The principal bedroom is a true retreat, boasting a bespoke vaulted ceiling and floor-to-ceiling window. It includes a luxurious en-suite with a three-piece suite and large walk-in double shower, alongside a superb dressing room fitted with wardrobes, shelving, vanity units and open storage. Bedroom two also benefits from built-in wardrobes and a stylish en-suite. Bedrooms three and four have fitted wardrobes and are served by a beautifully appointed family bathroom featuring a four-piece suite with panel bath, separate double shower and heated towel rail.

Outside

The property enjoys a generous frontage with lawned gardens and a block-paved driveway leading to the double garage with electric door, complemented by an additional tarmac driveway to the opposite side of the plot. The rear garden is a particular highlight, enjoying a sunny southerly aspect. Thoughtfully landscaped, it offers expansive sandstone patio terraces accessible from both the sitting room and dining kitchen, a further covered seating area, shaped lawns and mature planted borders, creating a private and tranquil setting ideal for outdoor dining and entertaining.

Tenure: Freehold. **Local Authority:** Harborough District Council, **Tax Band:** G
Listed Status: None. **Conservation Area:** None. **Construction:** Believed to be Standard.
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: Two-storey property, no specific accessibility modifications made.
Planning issues: None our Clients are aware of.
Service Charge : £120 per annum for the maintenance of the private road & CCTV.

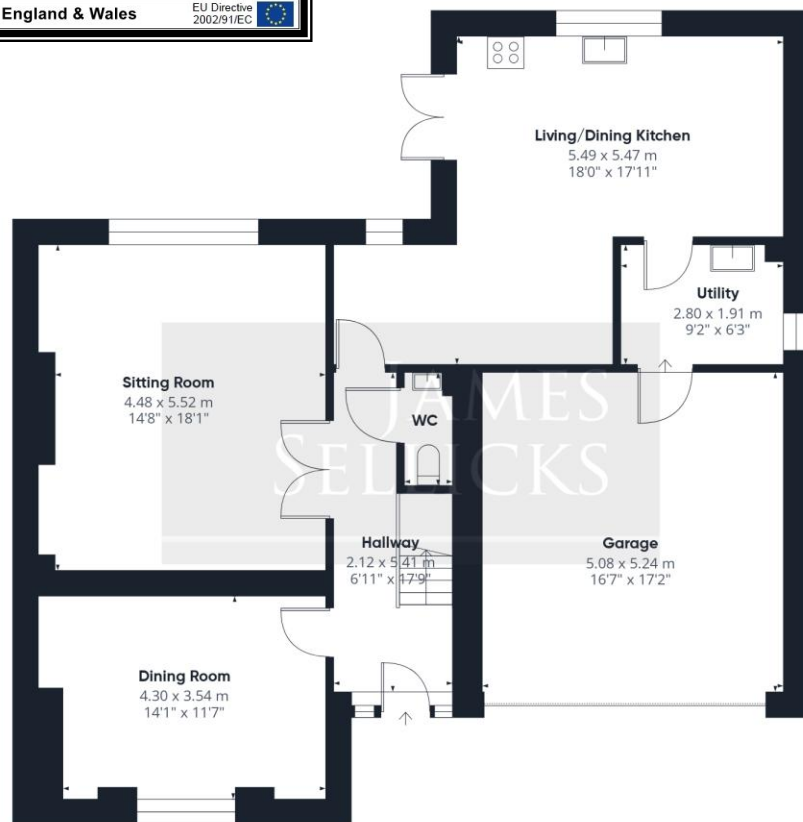
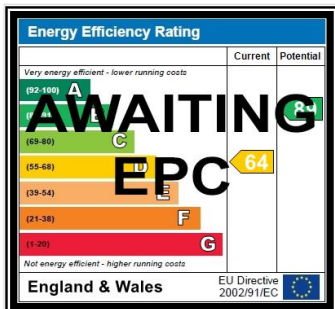




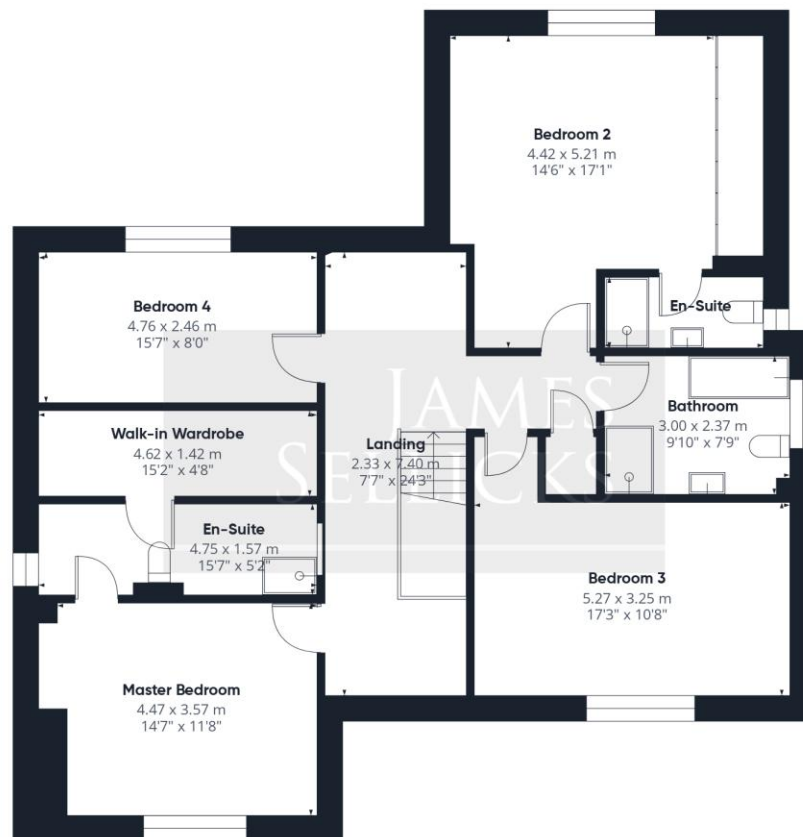








Floor 1



Floor 2



Approximate total area⁽¹⁾

224.3 m²
2415 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

