



Uppingham Road

Bushby







# Uppingham Road

## Bushby

- Property is set back and sits in 3/4 of an acre
- Superbly presented throughout, cleverly blending original features
- Offers an abundance of superb living space
- Five bedrooms and potential for multigenerational living
- Triple garage, with studio space above
- Expansive seating areas and attractive lawned area to the rear
- Extensive driveway with electric gates providing ample parking
- EPC Rating D / Council Tax Band G / Freehold

### General

Alexanders have taken instruction on this most special family home, enjoying one of the best locations in Leicestershire. Sitting on an elevated position set in 3/4 of an acre, the house has a private aspect to the front and rear and is located on the top of the sought after Uppingham Road, Bushby.

Kintyre is thought to date back to the early 1900's, occupying a prominent position on Uppingham Road. Set back from the road behind a most superb stone wall, sliding electric gates leading into a gravelled driveway to a triple garage and imposing main house.

This outstanding property offers an abundance of living space with a real homely feel having been somewhat improved by the current owner to an exacting specification, providing a superb family residence.









## Location

Kintyre sits within the popular location of Bushby and Thurnby village, offering a variety of amenities such as edge of town super stores or uniquely bespoke shops, restaurants, sports venues, public houses, cafes and surrounded by some of Leicestershire's most attractive countryside.

The village lies approximately five miles east of Leicester city centre providing convenient access with its professional quarters, bustling high street, with bus services and a mainline railway station, where the Midland Main Railway Line runs trains to London - Leicester to St Pancras - regularly with the fastest taking only 1 hour and 12 minutes.

## Accommodation

Superbly presented throughout, this family residence cleverly blends character features such as leaded windows within the porch area, original parquet flooring in the entrance hall and original quarry tiles within the dining room and original cast iron fireplaces in all reception rooms. All combined with modern upgrades to include Neville Johnson glazed oak staircase, underfloor heating and Schuco Bi-Fold doors to the breakfast room and gym area, powder coated aluminium double glazing throughout complementing the smooth render and recently replaced tiled roof.

The accommodation briefly consists of a porch, entrance hall with doors into the three main reception rooms including the formal living room, boasting triple aspects across the formal gardens and a stunning bespoke shelving unit with inset LED lighting surrounding the fireplace. The generous kitchen diner includes Rangemaster stainless steel cooker/gas burners with Smeg SS hob and Siemens integrated dishwasher.

Beyond the kitchen is a second entrance and inner hallway connecting the utility room, two further reception rooms used as a gym and family room. There is also a WC/shower room with travertine marble tiling to the ground floor, a second staircase giving access to a further modern shower room and large guest bedroom providing huge potential for multigenerational living if required.

The first floor galleried landing gives access to; main bedroom with feature bay window and a stunning three piece en-suite bathroom, three further double bedrooms and an eye catching four piece family bathroom.









## Gardens & Grounds

An extensive driveway provides off road parking for several vehicles and gives access to the triple garage with studio space above, constructed in 2013 to modern build specification with Kingspan insulation making for an easy residential conversion and on the ground insulated remote roller shutter doors to each bay. The driveway is surrounded by an array of attractive raised planted borders, mature shrubbery and trees. There is external lighting and outside water taps.

Directly to the rear of the property is an expansive seating terrace ideal for entertaining overlooking an attractive lawn, planted areas and a purpose built raised decking with inbuilt hot tub and another enclosed seating area.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664 896332)

## Tenure

Freehold.

## Local Authority

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG (Tel: 01858 828282). Council Tax Band G.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Money Laundering

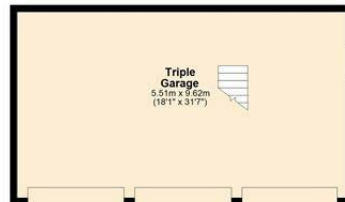
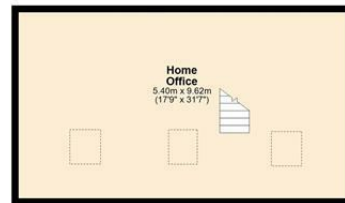
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.











Total area: approx. 431.9 sq. metres (4648.8 sq. feet)





*Viewing by appointment only*

**Alexanders**

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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



