



Dalby Avenue, Bushby, Leicester, LE7 9RE



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Property Description

Wisteria House is a beautifully presented and appointed, spacious, four double bed roomed detached family home situated in the highly desirable east Leicestershire village of Bushby on the sought after Dalby Avenue. The accommodation comprises; entrance hall, snug, guest cloaks/W.c, lounge, dining room, breakfast kitchen, utility, and store room. First floor; landing, four double bedrooms, two with en-suites and four piece family bathroom.

Outside; gravelled driveway to front aspect leading to single garage and good sized south facing rear garden with summer house and hot tub.





Key Features

- Detached Property
- Four Double Bedrooms
- Beautifully Presented
- Desirable Location
- Sought after Dalby Avenue
- South Facing Rear Garden
- Good Sized Gardens
- Refitted Breakfast Kitchen
- EPC - D

**Offers Over
£600,000**

LOCATION

Situated in a pleasant cul de sac position within the highly sought after Leicestershire village of Bushby some five miles east of Leicester City Centre. The village itself has a Doctors Surgery, St Luke's Primary School, Fine Parish Church and a notable Public House. The property falls within the catchment area of Gartree High School and Beauchamp College at Oadby and there is private schooling in the area. More comprehensive shopping and supermarket facilities are available in Leicester, Evington and Oadby. The property is also convenient for access to the neighbouring centres of Melton Mowbray, Oakham, Uppingham, Peterborough and Market Harborough. Leicester has rail services to London St Pancras International.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Co 0116 2429922. The property may be approached by proceeding east from Leicester City via Uppingham Road (A47), on entering the village of Bushby proceed over the traffic lights at the junction of Station Road, take a left turn into Dalby Avenue, following Dalby Avenue round the bend and the property is located on the right hand side.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Double glazed composite entrance door with window to side and Upvc double glazed window to side aspect. Steps leading up to oak engineered wooden flooring, stairs leading to first floor landing, cupboard housing electric fuse box, doors to lounge and dining room, door to utility, open plan to snug.

SNUG

13'11" x 10'11" (4.254 x 3.343)
2 x Upvc double glazed windows to side aspect, radiator, open fire with brick surround and brick/tiled hearth.

GUEST CLOAKS/W.C

Fitted with a two piece suite comprising high level W.c with feature copper piping, cast iron radiator and feature gold coloured circular sink with hot and cold taps. Tiled flooring and tiled splash backs, single glazed window to side aspect.

DINING ROOM

11'11" x 9'11" (3.642 x 3.043)
Stripped wooden flooring, coving to ceiling, dado rail, storage cupboard, feature open fireplace and concertina doors leading through to lounge.

LOUNGE

21'11" x 13'2" (6.692 x 4.021)
Feature cream cast iron gas log burner, coving to ceiling, radiator, Upvc double glazed double doors leading out to rear garden.

BREAKFAST KITCHEN

18'0" x 10'10" (5.506 x 3.319)
Fitted "Wren" kitchen with a range of wall and base level units with double bowl undermounted stainless steel sink, quartz worktop surfaces and tiling to walls. Flagstone tiled flooring, space for gas cooker, integrated dishwasher, spotlights to ceiling, Upvc double glazed window to side aspect, Upvc double glazed double doors leading out to rear garden, radiator.

UTILITY

9'4" x 6'7" (2.849 x 2.017)
With plumbing for washing machine, and space for tumble dryer. Wall mounted Worcester boiler.

STORE ROOM

10'2" x 9'4" (3.104 x 2.849)
Up and over door to front aspect, single glazed bay window to side aspect.





FIRST FLOOR

LANDING

With doors leading to bedrooms and bathroom, roof light providing natural light, loft hatch, radiator.

MASTER BEDROOM

18'11" x 13'0" (5.789 x 3.984)

With Upvc double glazed door to rear aspect with Juliet balcony, radiator and door to en-suite.

EN-SUITE

Fitted with a three piece suite comprising a shower cubicle with twin shower attachment, wash hand basin and W.c, radiator, tiled flooring, tiled splash back, Upvc double glazed window to side elevation.

BEDROOM TWO

13'7" x 10'2" (4.158 x 3.124)

Upvc double glazed window to rear aspect, radiator, door to en-suite.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle with twin shower attachment, wash hand basin vanity unit and W.c, Laura Ashley tiled flooring and tiled splash back, radiator, Upvc double glazed window to side aspect.

BEDROOM THREE

12'0" x 9'10" (3.661 x 3.014)

Upvc double glazed window to front aspect, radiator, picture rail.

BEDROOM FOUR

14'5" x 8'6" (4.401 x 2.613)

Upvc double glazed window to front aspect, mirrored vertical radiator, over stairs storage cupboard.

FAMILY BATHROOM

9'5" x 7'7" (2.872 x 2.336)

Fitted with a four piece suite comprising free standing roll top cast iron bath with claw feet, separate walk in shower cubicle with twin shower attachment, pedestal wash hand basin and high level W.c with



chrome fittings, wall tiling, tiled floor, spotlights to ceiling, chrome towel rail, Upvc double glazed window to side aspect.

OUTSIDE

To the front of the property there is off road parking for a number of cars, with mature shrubbery surrounding, leading to large store with up and over garage door. Two side gates lead to the landscaped rear garden, which has a block paved patio area and is mainly laid to lawn with mature shrubbery, outside tap and light, hot tub, garden shed and timber summer house with power and lighting. Fence / hedge boundary, slated patio area with pergola over, feature pond.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

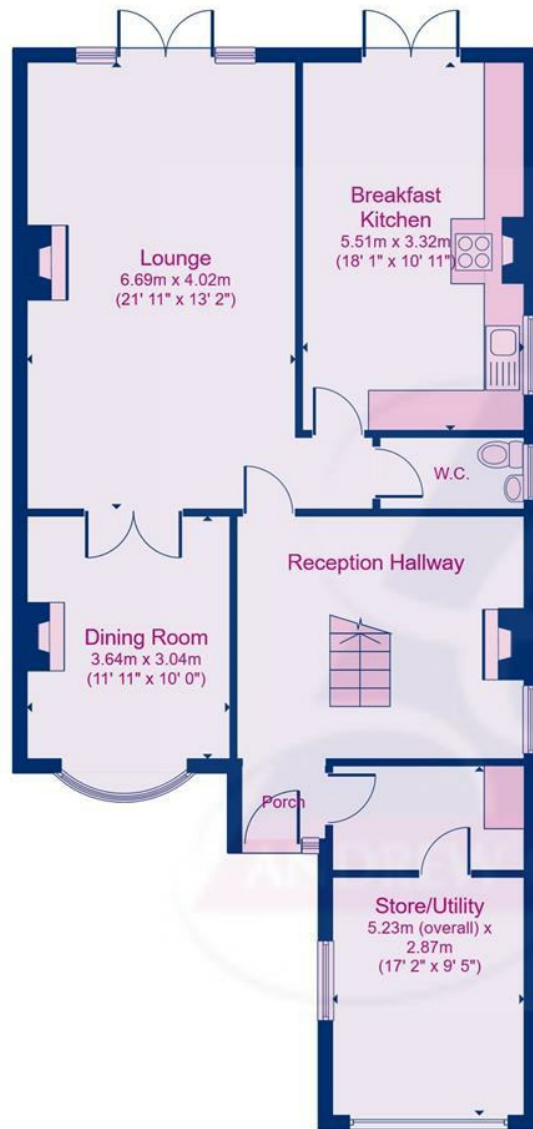
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

COUNCIL TAX

Harborough Council - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.





Ground Floor



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Harborough District

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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