



Newstead Avenue, Bushby, Leicester, LE7 9QE



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A fabulous four bedroomed detached family home situated in a popular and convenient location within Bushby. With the benefit of gas fired central heating and UPVC double glazing the accommodation comprises, entrance porch, entrance hall, cloaks/w.c, snug, sitting room, dining room, conservatory, breakfast/kitchen and utility room.

To the first floor there is a landing, master bedroom with ensuite, three further bedrooms and family bathroom.

Outside is ample off road parking, front lawned gardens and double garage. Delightful large enclosed mature rear and side gardens.





Key Features

- Detached Family Home
- Sought After Location
- Double Garage
- Four Bedrooms
- Family Bathroom and Ensuite
- Conservatory
- Mature Rear Garden
- Gas Fired Central Heating
- UPVC Double Glazing

**Offers In Excess Of
£600,000**

LOCATION

The sought after village of Bushby lies approximately five miles east of Leicester providing convenient access to the city centre with its professional quarters, mainline railway station & bus services. Thurnby & Bushby village is surrounded by some of Leicestershire's most attractive rolling countryside and enjoys a parish church, public house, village store and a reputable primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby. Shopping and supermarket facilities are available in Oadby and Tesco Hamilton. Within walking distance is a children's play and recreational area. For the commuter the M1 is accessed at junction 21 which intersects with the M69.

VIEWINGS

All viewings should be arranged through Andrew Granger & Co on 0116 2429922.

ACCOMODATION IN DETAIL

GROUND FLOOR

PORCH

Via traditional multi paned front door, parquet wooden flooring, useful understairs storage cupboard.

ENTRANCE HALL

With impressive original parquet wooden flooring, radiator and staircase rising to the first floor.

CLOAKS / W.C

Comprising low flush w.c, wall mounted sink with tiled splashback, tiled flooring and UPVC double glazed window to the side elevation.

SNUG

10'4" x 9'0" (3.172 x 2.751)
UPVC double glazed window to the front elevation, radiator, original wood flooring and coving to ceiling.

SITTING ROOM

28'9" x 11'11" (8.773 x 3.649)
With UPVC double glazed windows to the front, rear and side elevations, two radiators, and "Jotul"

gas fire with marble style hearth, surround and with stone innards. Double doors through to dining room.

DINING ROOM

11'9" x 10'11" (3.587 x 3.342)
Coving to ceiling, radiator and original wood flooring, double doors through to conservatory, doorway leads to the kitchen.

CONSERVATORY

11'8" x 11'0" (3.572 x 3.373)
A UPVC and brick conservatory, patio doors leading onto the rear gardens.

KITCHEN

15'0" x 9'7" (4.579 x 2.922)
Comprising a range of base and wall mounted cupboards with worksurface over and tiled floor and splash back, sink and mixer bowl with stainless steel swan neck tap. Four ring gas hob with extractor fan over, "Bosch" double oven, plumbing for dishwasher. UPVC double glazed window to the rear elevation. Door to side leading into utility room.

UTILITY ROOM

14'3" x 5'7" (4.355 x 1.727)
UPVC double glazed window to the rear elevation and UPVC half double glazed stable door to enclosed courtyard. Base cupboards with worksurface over and stainless steel sink with mixer tap. Built in double cupboard and boiler cupboard. Tiled flooring and tiled splashback, space for washing machine and tumble dryer.

FIRST FLOOR

LANDING

Via dog-leg stairs, UPVC double glazed window to the front elevation, access to part boarded attic space with a light and loft ladder. Airing cupboard.

BEDROOM 1

12'3" x 11'10" (3.735 x 3.630)
UPVC double glazed window to the rear elevation, radiator, built in wardrobes and door to ensuite.





ENSUITE

9'0" x 3'6" (2.758 x 1.073)
Comprising low flush w.c, walk in shower cubicle, wash hand basin.

BEDROOM 2

12'3" x 11'10" (3.738 x 3.615)
UPVC double glazed window to the rear elevation, coving to ceiling, radiator and built in wardrobes.

BEDROOM 3

10'2" x 9'8" (3.103 x 2.953)
UPVC double glazed window to the rear elevation, radiator and built in wardrobes.

BEDROOM 4

11'11" x 5'7" (3.633 x 1.727)
UPVC double glazed window to the front elevation, radiator.

FAMILY BATHROOM

10'4" x 7'9" max (3.157 x 2.382 max)
Comprising low flush w.c, bidet, bath with shower over, glass screen, double basin vanity sink unit with mixer taps. UPVC double glazed window to the front elevation.

OUTSIDE

Established front lawned gardens with tarmacked driveway and pathway to front and side access. Delightful rear gardens with patio area and pathway leading around the lawned garden. Summer house and a variety of mature trees and shrubs.

GARAGE

18'8" x 15'10" (5.709 x 4.832)
With lighting and electric, up and over electric door.

ANTI 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 RATING - D

TENURE & COUNCIL TAX BANDING

We understand the property to be freehold with vacant possession upon completion. Harborough District 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.

STAMP DUTY from 23rd September 2022

Normal Rate
Up to £250,000 - 0%
£250,001 to £925,000 - 5%
£925,001 to £1.5 million – 10%
Over £1.5 million – 12%

First Time Buyers
UP to £425,000 – 0%
£425,001 to £625,000 – 5%
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:
<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>



Floorplan



Ground Floor

Floor area 93.9 sq.m. (1,011 sq.ft.) approx



First Floor

Floor area 71.7 sq.m. (772 sq.ft.) approx



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

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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