



23 Devenports Hill, Bushby

Offers in Region of **£650,000**



23 Devenports Hill

Bushby, Leicester

Spacious four-bed, three-bath detached home in Bushby. Stunning open-plan kitchen, study, double garage, private garden. Approved plans for rear extension. Near top schools and Leicester. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended kitchen/diner
- Planning permission in place to further extend
- Multiple spacious reception rooms
- Two ensuite double bedrooms
- Detached garage, partly converted to create a home gym
- Private and sizable rear garden
- Popular residential location close to a number of local amenities





23 Devenports Hill

Bushby, Leicester

An exceptionally well-presented and extended detached family home offering generous living space, including a stunning open-plan kitchen, four bedrooms, and three bathrooms. Planning permission is already approved for a rear extension, with further potential to extend above the garage (subject to consent).

Located in a peaceful spot within an exclusive Bryant Homes development, the property is just five miles east of Leicester city centre and surrounded by attractive Leicestershire countryside.

Set in the sought-after village of Bushby, the home enjoys a strong community atmosphere and local amenities such as a village store, church, and pub. The area is popular with families, offering access to excellent schools including St Luke's Primary, Gartree High School, and Beauchamp College in nearby Oadby.





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Bushby, Leicester

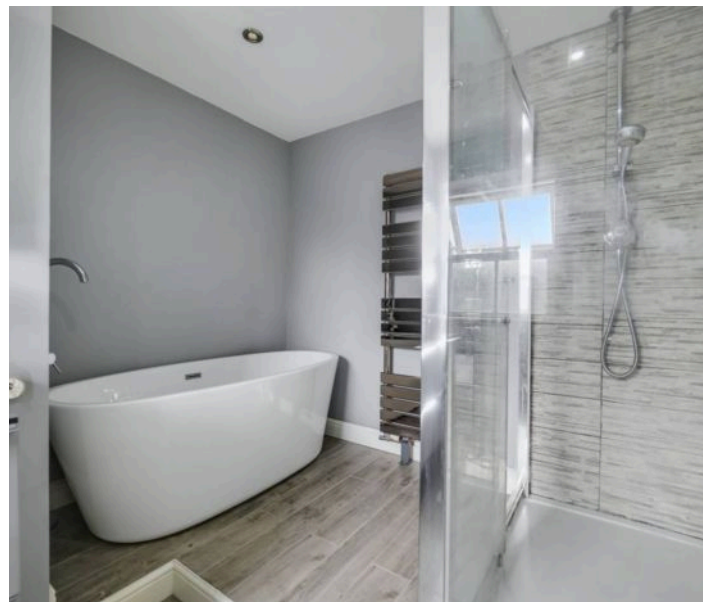
A smart composite door leads into a welcoming hallway with under-stairs storage and cloakroom. The front study is ideal for a home office. A beautifully appointed sitting room features a bay window, log burner with stone surround, engineered oak flooring, and French doors to the garden. The expansive kitchen/living/dining space boasts white units, a central island, Bosch appliances, and twin French doors to the patio. A utility room adds extra storage and laundry space.

Upstairs, the bright landing connects four bedrooms. The impressive principal suite includes fitted wardrobes and a luxurious en-suite with freestanding bath and twin basins. A second double bedroom has its own en-suite, while the remaining two share a stylish family bathroom.

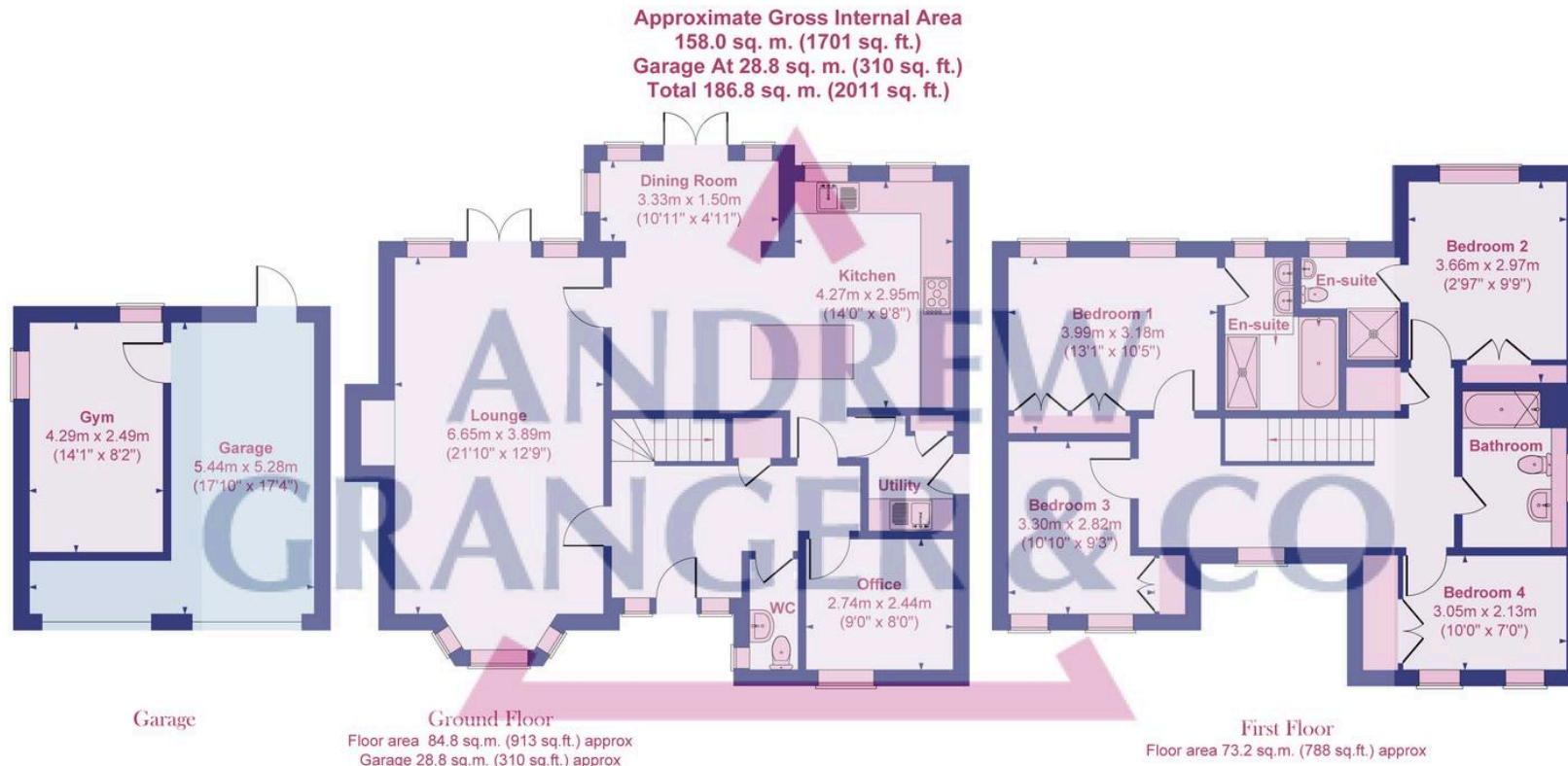
Outside, the property benefits from a landscaped front garden, driveway, and double garage (partially converted into a gym). The rear garden is private and tranquil, with lawn, patios, mature planting, and a vegetable patch, perfect for family life and entertaining.

Planning District - Harborough District Council

Planning Application Number : 24/01029/FUL







Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

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