



Dalby Avenue, Bushby, Leicester, LE7 9RE



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Property Description

A stylishly extended and beautifully appointed five bedroomed detached family house approached via a long driveway located off a highly desirable tree-lined avenue within the east Leicestershire village of Bushby.

An internal inspection is essential to appreciate the extensive and versatile accommodation, together with the secluded gardens taking advantage of this stunning backwater setting.

With the benefit of gas fired central heating and double glazed windows, the property is approached via an impressive reception hall with oak boarded flooring, with glazed double doors opening into a magnificent open plan living kitchen with high vaulted ceiling and galleried area above with two sky lights and triple bi-fold doors opening onto the gardens, creating an abundance of natural light. The kitchen is fitted to a particularly high specification with granite working surfaces and quality appliances, and there is a dining/sitting area and cast iron burner. The living kitchen is open plan to a delightful garden room with bi-fold doors leading out to a patio area. There is also a fitted utility room.

Off an inner hallway with oak boarded flooring is a useful boot room and cloakroom/wc. The lounge is of good size with a picture window overlooking the garden and feature fireplace with cast iron log burner. The study has oak fitted desk units with cupboards and drawers beneath and built-in cupboards.

Located on the ground floor is the principal bedroom of good size with three double mirror fronted wardrobes and French doors leading out to the garden, with a superbly appointed en-suite bathroom with a roll edged bath with ball & claw feet, and a walk-in shower unit.

On the upper floor off a galleried landing with oak finish doors off are four further bedrooms, the guest bedroom having an en-suite shower room, and there is also a further family shower room.

Delightful rear garden of good size enjoying a high degree of privacy with lawn and patio areas, parking to front





Key Features

- Stunning detached family house
- Pleasant backwater setting
- 3 reception rooms
- Spectacular open plan living kitchen
- Superb principal bedroom with en suite
- 4 further bedrooms and 2 bath/shower rooms
- Delightful private gardens
- Off road parking for several cars
- Beautifully appointed throughout
- East Leicestershire village

Price Guide
£850,000

LOCATION

Dalby Avenue is one of Bushby's most desirable addresses, located off the A47 Uppingham Road linking Peterborough with Leicester. Bushby has a doctors surgery, St Luke's Primary School, a fine parish church and notable public house. Comprehensive shopping and supermarket facilities are available in Leicester, Evington and Oadby. For the commuter, Leicester, Market Harborough and Peterborough have mainline rail services to London, and the M1 is accessible at Junction 21.

ACCOMMODATION IN DETAIL

GROUND FLOOR

RECEPTION HALL

Entrance door with security spyhole, obscured glazed side windows, oak boarded flooring and glazed double door through to:

OPEN PLAN LIVING KITCHEN

With oak boarded flooring, high vaulted ceiling with galleried area above, two skylights and triple bi-fold doors opening onto the garden creating an abundance of natural light. The sitting/dining area has a cast iron log burner on a slate hearth. The superbly appointed kitchen area includes a feature central island with granite working surface, glazed sink with chrome mixer tap over, CDA wine fridge, two Miele self cleaning ovens, steam oven, combination oven/microwave, warming drawer, integral fridge/freezer, dishwasher, white deep glazed sink and waste bowl to side, bespoke oak fronted drawers, induction hob, extractor hood over.

GARDEN ROOM

With double glazed windows to side and rear, and triple bi-fold doors leading out to the patio, oak boarded flooring.

UTILITY ROOM

With granite working surfaces, white enamelled sink unit, range of built-in cupboards. A staircase rises to A GALLERIED AREA providing sitting/study space, glazed balustrade.

INNER HALL

With oak boarded flooring, staircase off with galleried area above.

BOOT ROOM

With built-in shelving and coat hooks.

CLOAKROOM/WC

Quality white suite with circular wash hand basin, mirror and spotlights over, low flush wc and built-in cloaks cupboard.

LOUNGE

Double glazed picture window overlooking the garden, attractive fireplace with cast iron log burner on a slate hearth.





STUDY

Formerly a bedroom with two built-in wardrobes, bespoke oak surfaced desk with cupboards and drawers beneath, oak boarded flooring.

PRINCIPAL BEDROOM

With three double mirror fronted wardrobes, French doors leading out to the garden.

EN-SUITE BATHROOM

Superb four piece suite with roll edged bath on ball & claw feet, ceramic wash hand basin, low flush wc, walk-in shower area with tiled surrounds.

FIRST FLOOR

GALLERIED LANDING

With painted balustrade and handrail, double glazed window to front with shutters, oak finish doors off.

BEDROOM TWO

Dual aspect double glazed windows and built-in wardrobe.

EN-SUITE SHOWER ROOM

White suite comprising corner shower cubicle, wash hand basin, low flush wc and chrome heated towel rail.

BEDROOM THREE

Dual aspect windows with shutters, double wardrobe, panelled surround including window seat and inbuilt storage.

BEDROOM FOUR

Double glazed window to rear with shutters, built-in double wardrobe.

BEDROOM FIVE

Oak effect flooring, double glazed window with shutters and built-in double wardrobe.

FAMILY SHOWER ROOM

White suite comprising corner tiled shower cubicle, wash hand basin with cupboard beneath, low flush wc.

OUTSIDE

Delightful rear garden enjoying a high degree of privacy with paved area immediately to the rear of the house, lawn, two further paved patio areas, well stocked flower and shrub borders, specimen Deodara tree with uplighting, side entrance with gate.

Gravelled driveway to front of house providing off road parking for at least four cars, large timber workshop and storage shed.



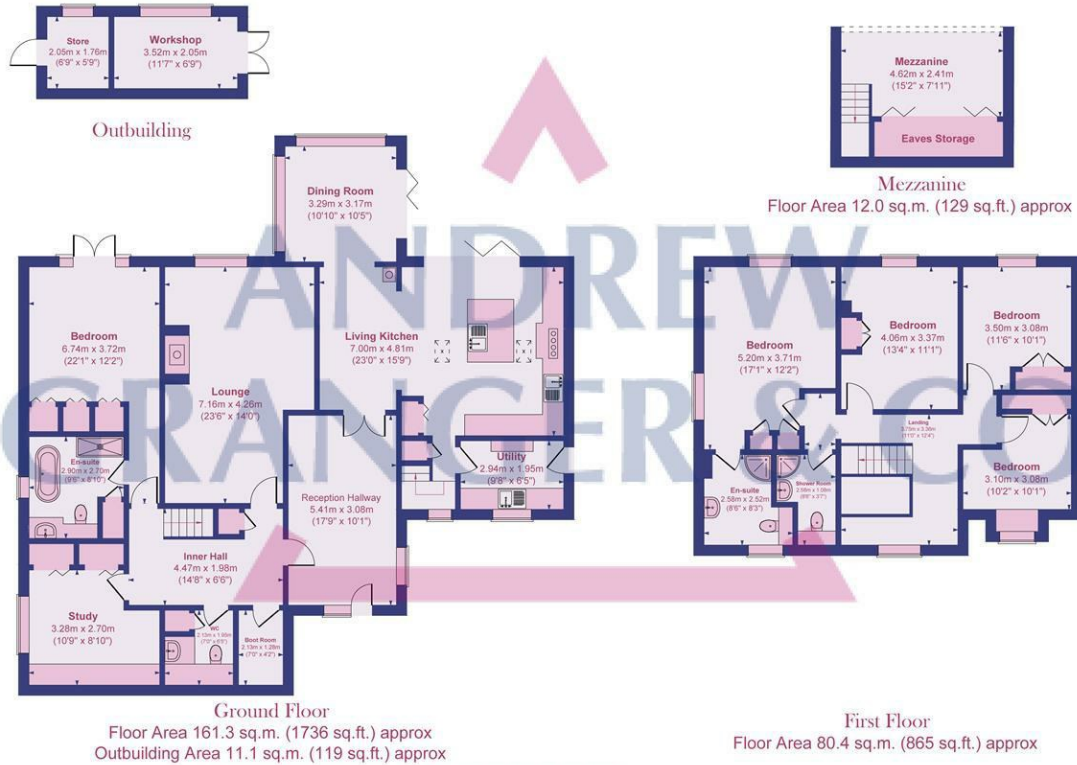
Floorplan

Approximate Gross Internal Area

253.7 sq. m. (2731 sq. ft.)

Outbuilding Area 11.1 sq.m. (119 sq.ft.) approx

Total 264.8 sq. m. (2850 sq. ft.)



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



EPC Rating - C

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.



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