

JAMES
SELICKS

14 DEVENPORTS HILL

BUSHBY
LEICESTERSHIRE
LE7 9NF

GUIDE PRICE £600,000



A beautifully refurbished and thoughtfully extended four-bedroom, four-bathroom detached family residence, occupying a prime position within this highly regarded development on the outskirts of Bushby. This impressive home is ideally suited to modern family living and is available for sale with no upward chain.

Entrance hall • ground floor WC • front sitting room • extended rear sitting room • open-plan living kitchen • four first floor bedrooms • three refurbished en-suites • family bathroom • driveway • landscaped front & rear gardens • no upward chain • EPC - D

Location

Bushby is flanked by some of Leicestershire's most attractive rolling countryside whilst being approximately five miles east of the city centre, providing a convenient commute. Popular primary schooling is available within the village at St Luke's filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby, as well as amenities including a public house, parish church and store.

Accommodation

The property is entered via a front door leading into a spacious entrance hall with polished porcelain tiled flooring housing the stairs to the first floor with an understairs storage cupboard beneath and a cloakroom with a two piece suite. To the front is a sitting room with polished porcelain tiled flooring and a bay window, whilst to the rear is an extended sitting room with wraparound windows overlooking the garden, also featuring polished porcelain flooring and having double doors opening onto the patio area.

The impressive open plan living kitchen is appointed with a fantastic range of contemporary eye and base level units and drawers, a large central island unit, twin Bosch ovens, a further Bosch combination microwave oven with warming drawer, five-ring gas hob with ceiling-mounted extractor over, integrated dishwasher, and stainless steel double bowl sink. Off the kitchen is a boiler room housing the Worcester boiler and pressurised hot water cylinder.

Stairs rise from the entrance hall to the first floor landing. The superb master bedroom has two windows to the front, benefits from built-in wardrobes and a luxury re-fitted en-suite comprising a three-piece suite including an inset sink with storage beneath, an enclosed WC and a shower with fixed and flexible shower heads plus a chrome heated towel rail.

Bedroom two has a window to the rear and an en-suite with a white three-piece suite. Bedroom three has a rear window and an en-suite shower room. Bedroom four is also to the rear and is served by a family bathroom with part tiled walls, tiled flooring, a chrome heated towel rail and a white three-piece suite comprising an enclosed WC, a pedestal wash hand basin and a Sa bath.







Outside

The front of the property provides an attractive driveway with planted borders, whilst the rear enjoys landscaped gardens featuring a large timber decked seating area, shaped lawns, a timber arbour and planted borders.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Harborough District Council

Tax Band: F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, 30mbps.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

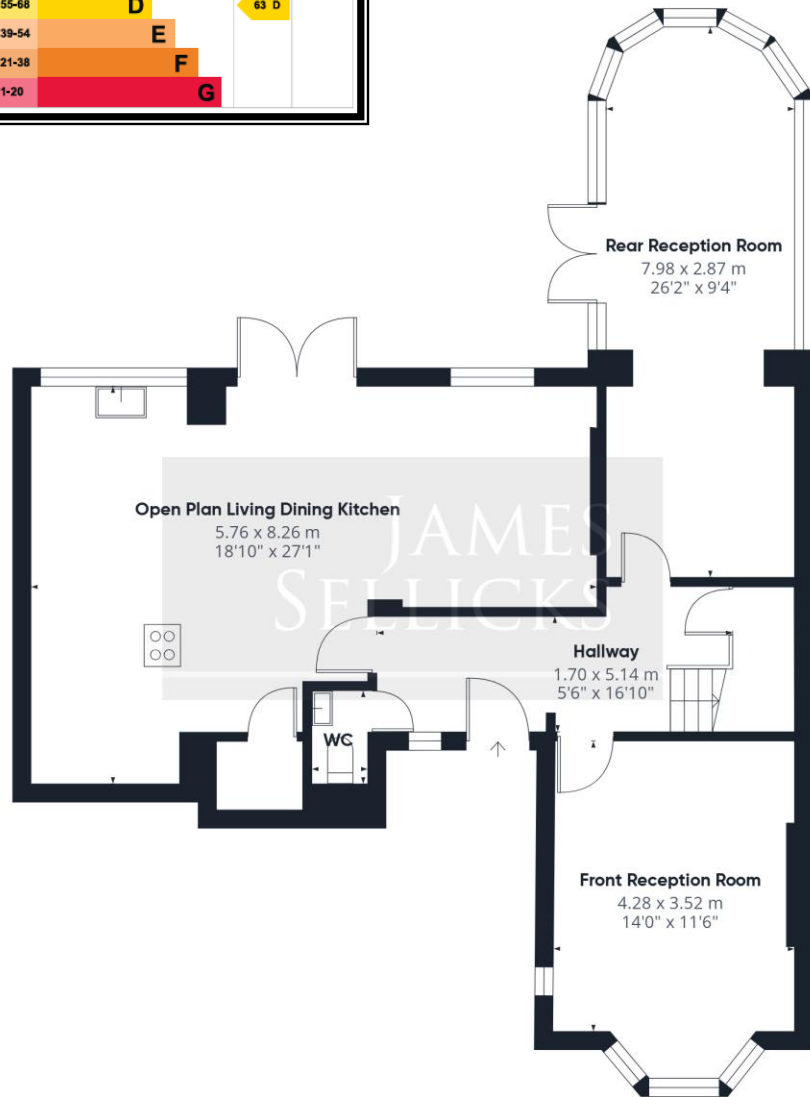
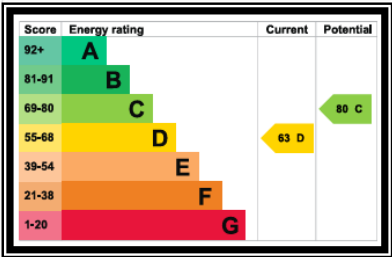
Planning issues: None our Clients are aware of.

Accessibility: specific accessibility modifications made.

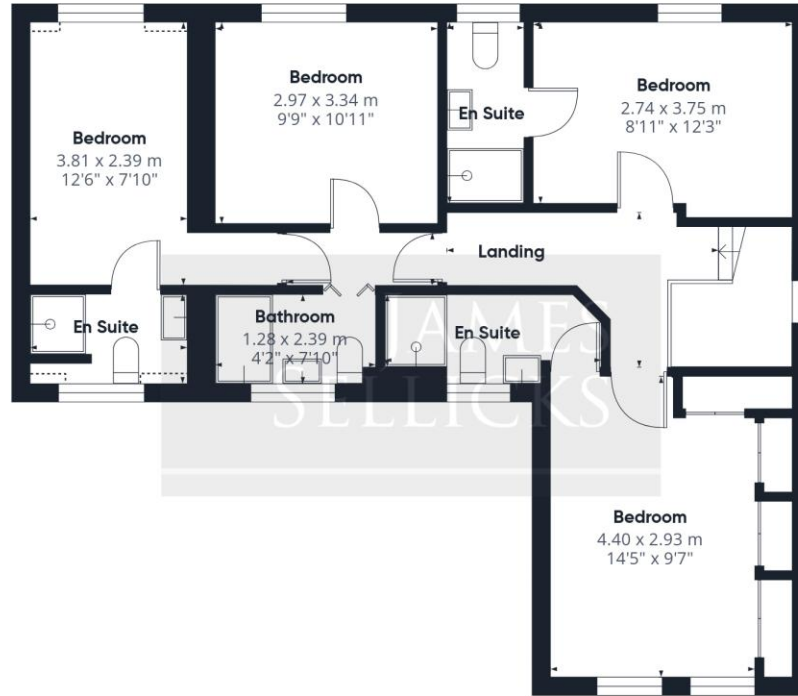








Floor 1



Floor 2



Approximate total area⁽¹⁾

157.5 m²
1695 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

