

# JAMES SELLICKS

3 DEVENPORTS HILL

BUSHBY  
LEICESTERSHIRE LE7 9NF

GUIDE PRICE £475,000



Located on the edge of the Bushby Woods development, within this increasingly popular village, this detached executive home offers spacious and well-presented accommodation together with professionally landscaped gardens and a double garage.

Entrance hall • cloakroom • sitting room • dining room • conservatory • kitchen • utility room • master bedroom • en-suite shower room • three further bedrooms • family bathroom • driveway • double garage • professionally landscaped rear gardens • timber summerhouse • EPC - C

#### Location

Bushby is a thriving village located off the A47, some five miles east of Leicester city centre, together with nearby Thurnby and Evington, the area offers a good range of local amenities catering for most day-to-day needs including excellent schooling in the primary and secondary sector, and a wide range of sporting and recreational facilities. There is excellent access to popular market towns of Uppingham, Oakham and Market Harborough which offer niche shopping, the latter with mainline railway travel to London in approximately 1 hour.

#### Accommodation

A spacious and bright entrance hall houses the stairs to the first floor with a storage cupboard beneath and a useful ground floor cloakroom. The front-facing sitting room features a bay window and a gas fire with marble hearth and back with a wooden surround, creating an attractive focal point. The dining room benefits from double doors opening into a lovely conservatory, of brick and uPVC construction with a lantern roof and French doors leading out to the rear garden.

The refitted kitchen boasts a comprehensive range of eye and base level units and with drawers complemented by ample wooden preparation surfaces, metro tiled splashbacks and a stainless steel one and a quarter bowl sink with mixer tap and a window above overlooking the garden. Integrated appliances include a stainless steel double oven, four-ring gas hob with extractor unit above, dishwasher, fridge and freezer. Tiled flooring continues through an archway into a utility room housing the Worcester wall-mounted boiler and providing additional base units, a further stainless steel sink with mixer tap, plumbing for an automatic washing machine, space for a condenser dryer and having a door to the rear garden.

To the first floor, the landing gives access to a shelved airing cupboard and four bedrooms. The principal bedroom has two windows to the front elevation and benefits from three built-in wardrobes and an en-suite shower room fitted with a three-piece suite comprising an enclosed WC, an inset wash hand basin with storage beneath and a glazed, tiled shower enclosure. There is an opaque glazed window, inset ceiling spotlights and a chrome heated towel rail. The three further bedrooms also feature built-in wardrobes and the accommodation is completed by a family bathroom with an opaque glazed window, a three-piece suite comprising an enclosed WC, inset wash hand basin with storage beneath and a panelled bath with a glazed shower screen and shower over, inset ceiling spotlights, a chrome heated towel rail, part tiled walls and wood laminate effect flooring.





### Outside

To the front of the property, a block paved driveway provides ample off-road parking and leads to a double garage with twin electrically operated doors, with planted borders adding to the kerb appeal. To the rear, the property enjoys professionally landscaped gardens featuring large patio seating areas, pathways, raised borders, shaped lawns and a timber summerhouse, creating an attractive and private space.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** E

**Listed Status:** None.

**Conservation Area:** None.

**Construction:** Believed to be Standard.

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

**Broadband delivered to the property:** Fibre, speed unknown.

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

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

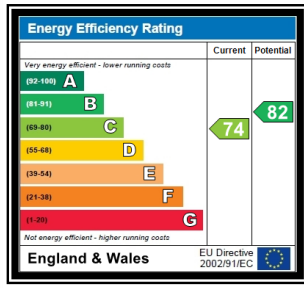
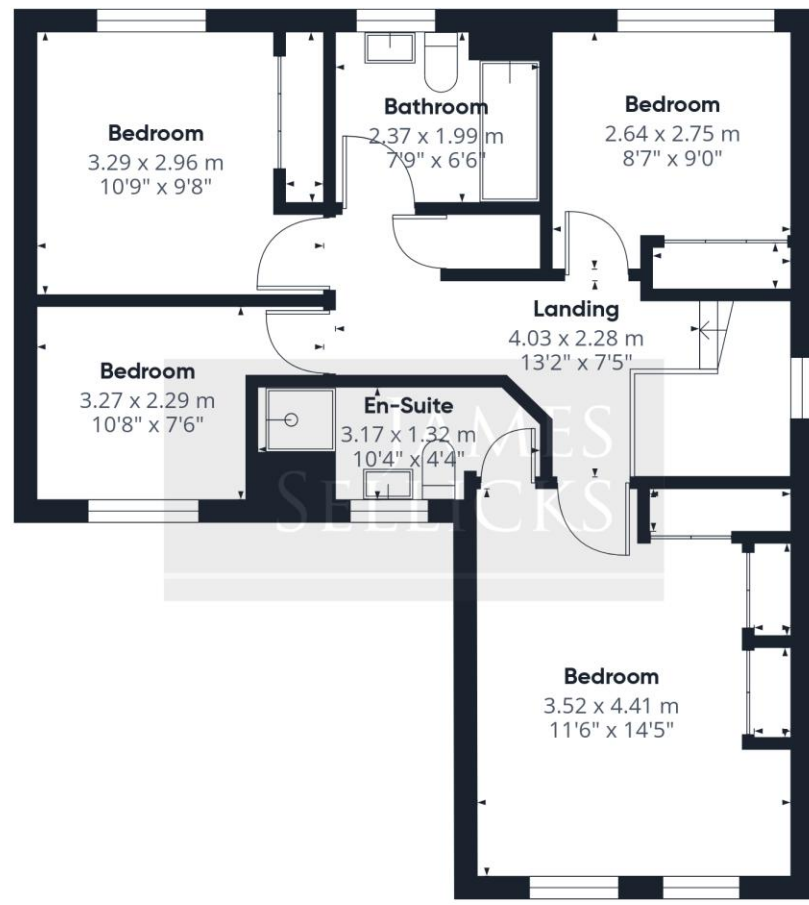
**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.









Approximate total area<sup>(1)</sup>  
 109.5 m<sup>2</sup>  
 1179 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

