



## 40 Hollies Way, Bushby

Offers in Region of £500,000



# 40 Hollies Way

Bushby, Leicester

Spacious four-bedroom bungalow in sought-after Bushby. Features two bathrooms, large lounge, dining room, modern kitchen, private garden, garage, and off-road parking. Close to schools and amenities.

Set within the leafy outskirts of Leicester, Bushby is a village that combines the charm of rural surroundings with the convenience of city access. Known for its friendly community atmosphere, excellent local amenities, and proximity to well-regarded schools, Bushby is a popular choice for families and professionals alike. Enjoy scenic countryside walks right on your doorstep, with nearby Evington and Thurnby offering further green spaces. Leicester city centre is just a short drive away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No upward sales chain
- Spacious detached bungalow on a sizable plot
- Off road parking for multiple vehicles
- Four bedrooms, each with inbuilt storage
- Family bathroom and second shower room
- Located in the highly sought after village of Bushby
- Beautifully maintained rear garden with patio area
- Within easy reach of the city centre and wealth of amenities





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Tucked away on one of Bushby's most sought-after residential roads, this beautifully maintained and generously proportioned four-bedroom bungalow offers over 1,400 sq ft of versatile living space, ideal for families, downsizers, or anyone seeking the ease of single-level living without compromising on space or comfort.

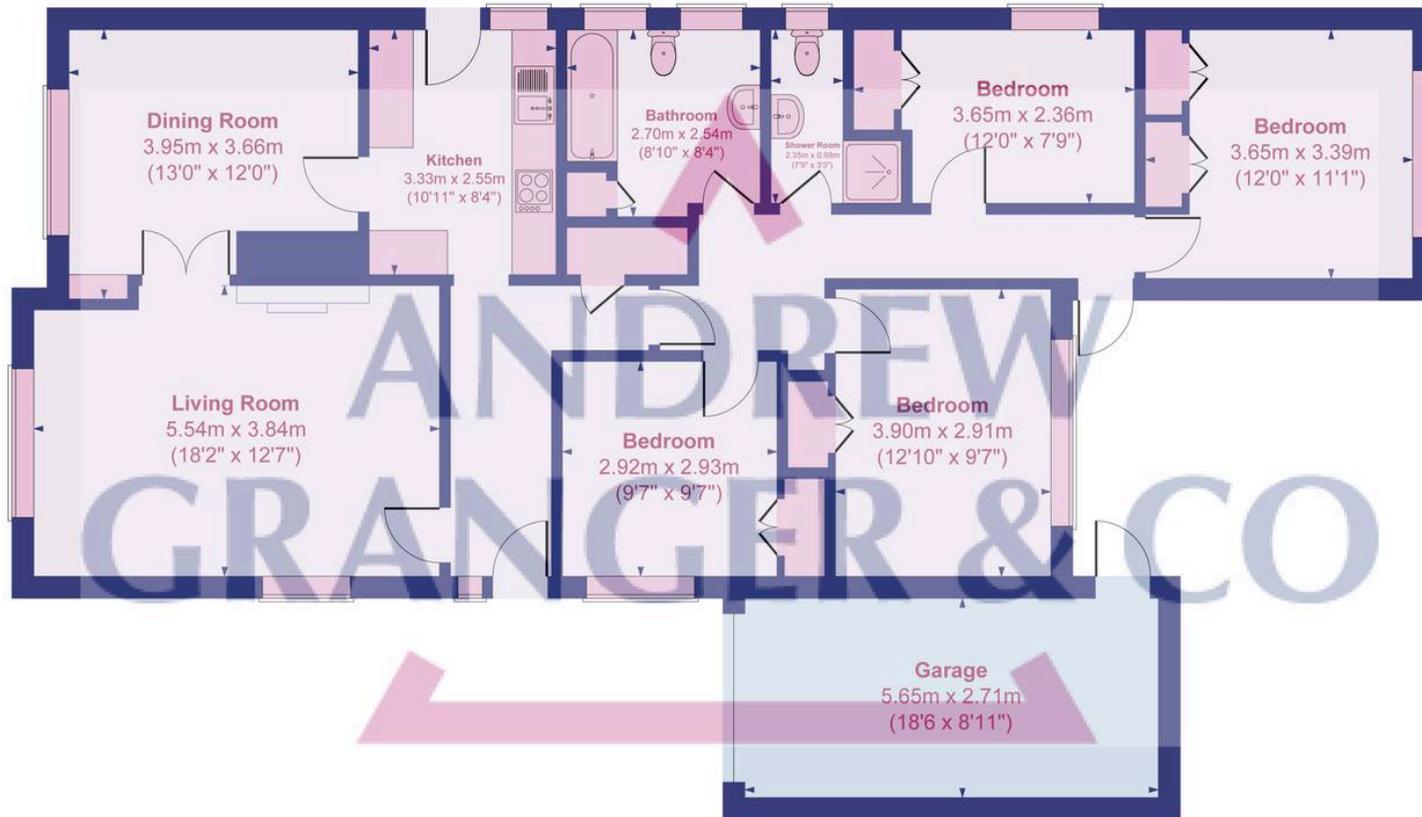
Step inside to discover a bright and inviting hallway that leads through to a spacious, light-filled lounge, the perfect spot to relax or entertain, with double doors opening into a separate dining room for more formal gatherings or family meals. The well-appointed kitchen provides excellent storage and worktop space, complete with a fitted double oven, four-ring hob with extractor, integrated fridge and room for other appliances including a dishwasher and washing machine, offering everything you need to support modern living.

The bungalow offers four well-sized bedrooms, all benefiting from built-in wardrobes, and is serviced by both a main family bathroom and an additional shower room, offering convenience for growing families or guests. Outside, the private rear garden has been lovingly cared for, providing a tranquil outdoor retreat with a generous lawn and a sunny patio area, ideal for al fresco dining or morning coffee. To the front, you'll find off-road parking for multiple vehicles, a charming front lawn, and a single garage for additional storage or secure parking.





Approximate Gross Internal Area  
118.0 sq. m. (1270 sq. ft.)  
Garage At 15.3 sq. m. (165 sq. ft.)  
Total 133.3 sq. m. (1435 sq. ft.)



Floor area 118.0 sq.m. (1270 sq.ft.) approx  
Garage 15.3 sq.m. (165 sq.ft.) approx

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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