



Dalby Avenue
Bushby, Leicester, LE7 9RE

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DALBY AVENUE

Boasting over 2200 sqft and 0.4 acre plot is this handsome detached family home ideally positioned upon the desirable Dalby Avenue. With four bedrooms and four bathrooms the property is the ideal family home.

FIRST IMPRESSIONS

A handsome four-bedroom detached family home occupying a prestigious position on Dalby Avenue, Bushby, offering an impressive combination of character, generous proportions, stylish modern improvements and exceptional outdoor space.

Dalby Avenue is an attractive, tree-lined residential road situated just off the A47 Uppingham Road, occupying a highly regarded position within the sought-after village of Bushby. The road is particularly well known for its impressive collection of quality period properties, giving the area a distinctive character and a strong sense of permanence. The mature trees and established surroundings create an attractive leafy setting, while the varied architecture and generous plots contribute to the desirability of this well-regarded residential location.

The property is approached via a welcoming porch, which leads into a large and impressive entrance hallway. This spacious introduction to the home immediately showcases the character and quality found throughout, with charming original features including parquet flooring and dado rails adding warmth and timeless appeal. A useful cloaks cupboard provides excellent storage and also houses a WC and wash hand basin, making it ideally positioned for both family life and entertaining.





WORK, REST AND PLAY

To the front of the home is the elegant bay-fronted lounge, a beautifully proportioned reception room which benefits from further original features and plenty of natural light. The bay window creates an attractive focal point and enhances the sense of space, while the room provides a comfortable and welcoming environment in which to relax and unwind.

To the rear, the property opens into a wonderfully airy living/dining room, creating a fantastic additional reception space for modern family living. A feature fireplace provides a focal point to the room, while French doors, positioned within a bay, overlook and open onto the extensive rear garden. The room is filled with natural light and offers a lovely connection between the interior and the exceptional outdoor space beyond.











WINE AND DINE

The dining kitchen forms the true hub of this impressive home and has been designed with both everyday family life and entertaining firmly in mind. The stylish fitted wood kitchen combines classic design with a luxurious contemporary finish, complemented by solid stone worktops and a full range of integrated appliances. A substantial island sits towards the top of the kitchen, providing additional preparation space, storage and an ideal place for guests and family to gather. Generously proportioned and beautifully appointed, this is a room which lends itself perfectly to hosting, dining and spending time together.

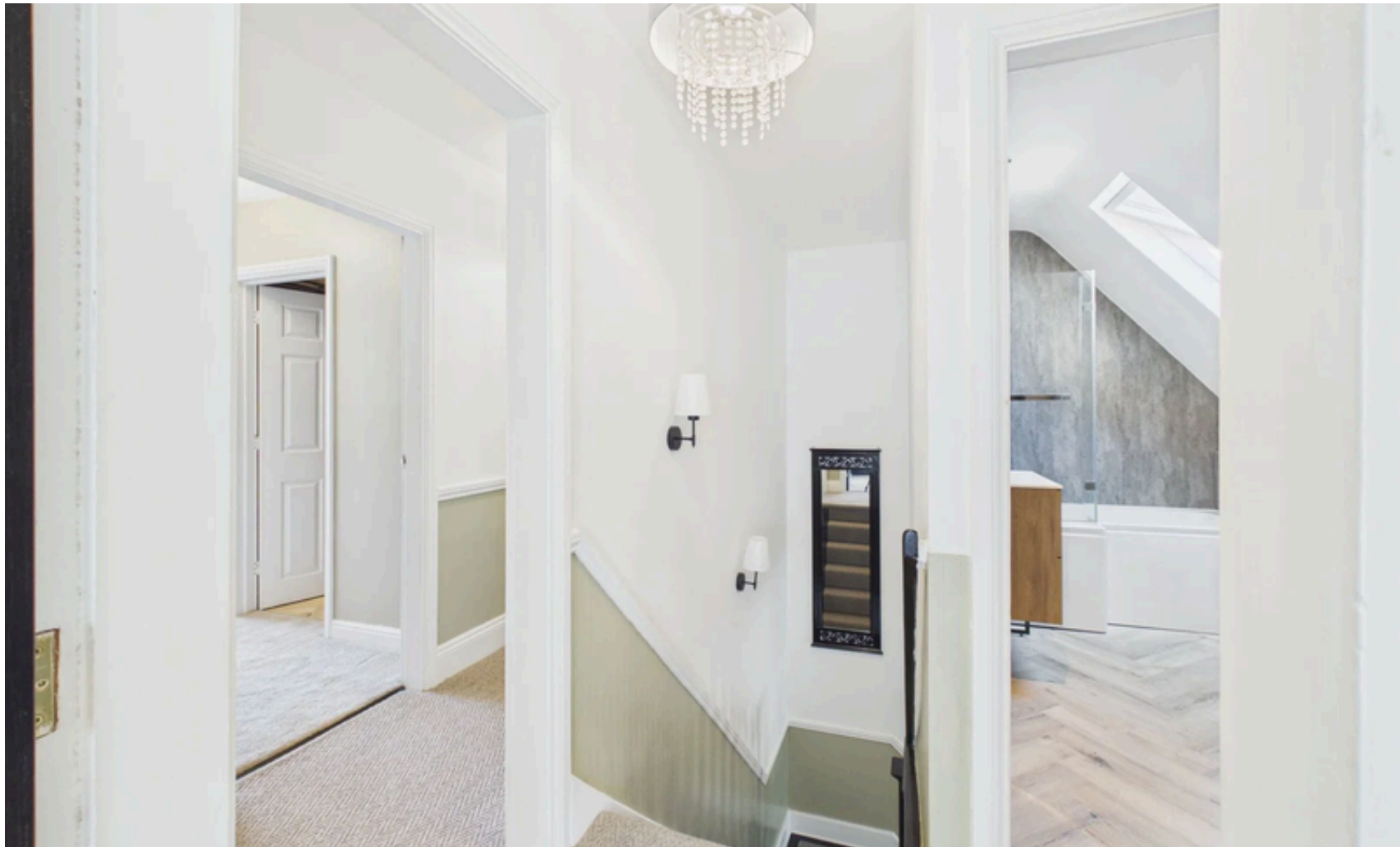




TIME FOR BED

To the first floor are four large double bedrooms, providing excellent accommodation for a growing family, visiting guests or those requiring additional space for home working. Two of the bedrooms benefit from their own en-suite facilities, offering an excellent degree of privacy and convenience. The third bedroom also benefits from its own shower and wash hand basin, while the remaining bedroom provides a further generous double bedroom with plenty of versatility.

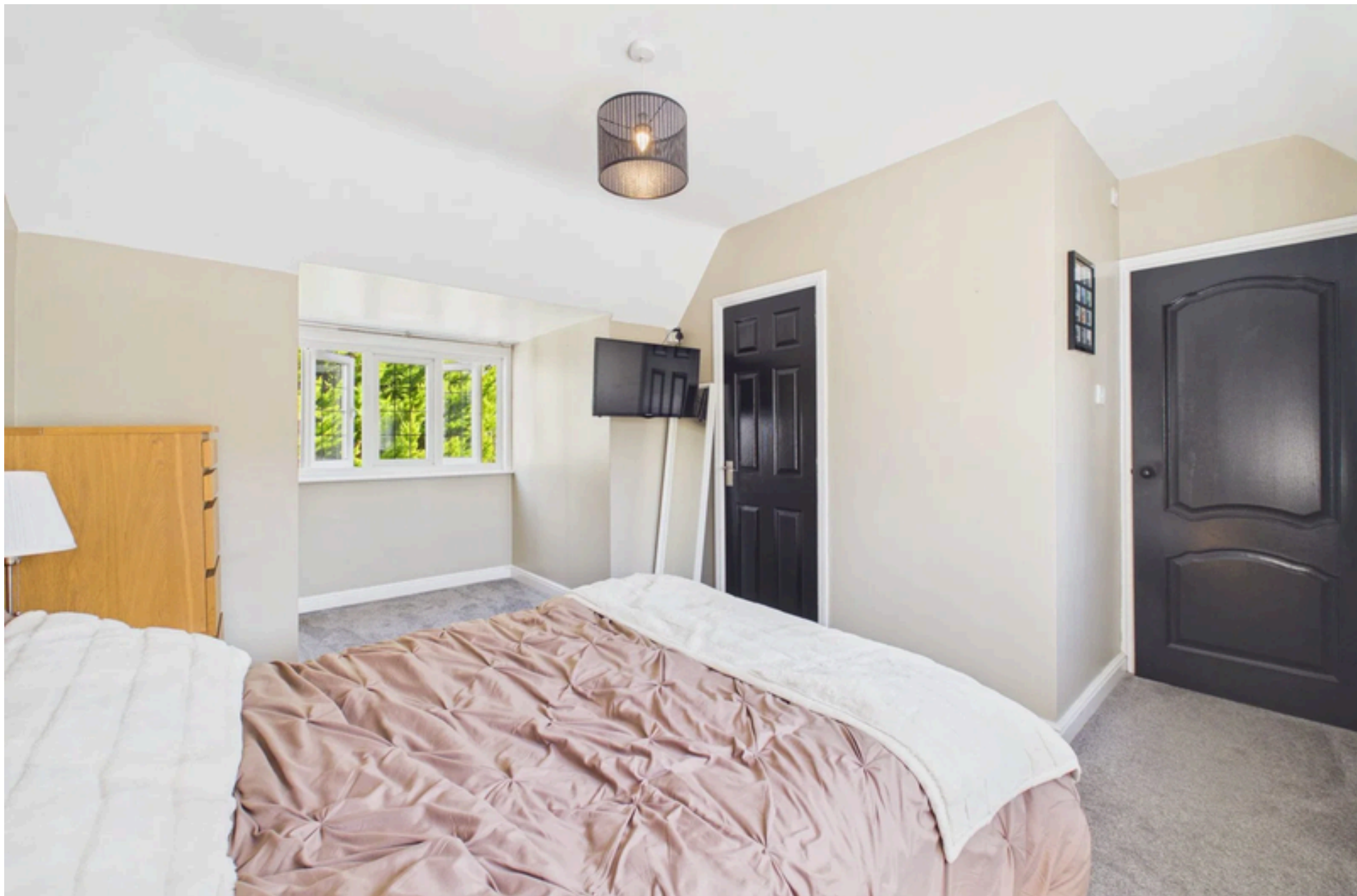
The stylish family bathroom has been recently renovated and offers a contemporary four-piece suite comprising a low-flush WC, wash hand basin set within a vanity unit and a P-shaped bath with shower over. The room has been thoughtfully designed to provide a practical yet attractive space for busy family life.





















STEP OUTSIDE

Outside, the property continues to impress. A gated driveway provides parking for multiple vehicles, while also creating a private and attractive approach to the house.

The rear garden is undoubtedly one of the property's most remarkable features, extending to approximately 220 feet in length and offering an exceptional level of privacy and space. Mature borders create an established and secluded setting, with the generous proportions of the garden providing an abundance of opportunities for relaxation, recreation and entertaining.

A timber tree house adds a wonderful family-friendly feature, while the fitted lap pool is an especially impressive addition, providing an enviable facility for exercise, leisure and enjoying the warmer months. The sheer length and maturity of the garden make it a truly unusual outdoor space, offering plenty of room for children to play, guests to gather and the whole family to enjoy.

Overall, this is a substantial and beautifully presented detached family home which successfully combines original character with modern family living. From the welcoming hallway and characterful reception rooms through to the impressive dining kitchen and four generous double bedrooms, the property offers excellent accommodation throughout. Coupled with its gated multi-vehicle driveway and extraordinary 220-foot private rear garden with mature borders, tree house and fitted lap pool, it represents a particularly special home in one of Bushby's most desirable locations.





Floor 0



Floor 1



Approximate total area⁰¹

2214 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 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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