

JAMES SELICKS

15 MOWBRAY DRIVE

BUSHBY
LEICESTERSHIRE
LE7 9LU

GUIDE PRICE £375,000



An immaculately presented three-bedroom detached home, occupying an attractive position within this popular development in the sought-after Leicestershire village of Bushby. Beautifully styled and thoughtfully enhanced by the current owners, the property offers bright, contemporary accommodation, a superb kitchen/diner, generous rear garden, driveway and garage, making it an excellent choice for first-time buyers, growing families and those looking to upsize.

Immaculate three-bedroom detached home • sought-after Bushby location • superb light-filled dining kitchen • spacious & stylish sitting room • principal bedroom with en-suite • beautifully presented throughout • driveway & single garage • generous landscaped rear garden • EPC - B

Accommodation

Stepping inside, the welcoming entrance hallway immediately sets the tone for the rest of the home. Stylish wood panelling adds character, complemented by parquet-style flooring which continues through into the dining kitchen. A staircase leads to the first-floor, with a useful understairs storage cupboard beneath. The sitting room is a beautifully presented and inviting space, with a window to the front affording plenty of natural light. Soft carpeting and a neutral décor create a warm and comfortable setting.

Undoubtedly one of the standout features of the home is the superb open-plan dining kitchen, a wonderfully bright, spacious and sociable room that feels perfectly suited to modern-day living. Finished in a stylish neutral palette, the kitchen is fitted with an extensive range of contemporary grey wall and base units, providing an excellent amount of storage and generous preparation space. Integrated appliances include a Zanussi oven, extractor and fridge/freezer, together with a Neff dishwasher, while a sink with drainer completes the practical kitchen area. The generous proportions of the room allow the kitchen to flow effortlessly into a substantial dining and entertaining space, with plenty of room for a large dining table without compromising the feeling of space. The parquet-style flooring continues throughout, adding warmth and character while beautifully tying the room together. A particular highlight is the abundance of natural light. Full-height glazing, windows and patio doors span much of the rear elevation, creating a wonderfully light and airy atmosphere and providing an attractive outlook across the garden. With the doors open there is a fantastic connection between the house and outside. A separate utility area provides additional storage and plumbing for a washing machine, helping to keep the main kitchen free from everyday clutter. A ground-floor WC sits alongside and has been given its own stylish finish with sage-green wood panelling, a wash hand basin and WC.

Upstairs, the landing continues the attractive decorative theme with further wood panelling and benefits from a useful built-in storage cupboard. The principal bedroom is a generous double positioned to the front of the property. It benefits from fitted sliding wardrobes providing excellent storage, in addition to a further overstairs cupboard. The room also enjoys its own en-suite room, fitted with a WC, wash hand basin and double shower enclosure with partial tiling.

Bedroom two is another well-proportioned double overlooking the rear garden, offering plenty of space for freestanding bedroom furniture. Bedroom three, also positioned to the rear, provides a versatile additional room. Currently arranged as an impressive dressing room/walk-in wardrobe. Completing the first floor is the family bathroom, fitted with a modern white suite comprising a WC, wash hand basin and bath with shower over.







Outside

Set back from the road towards the end of the development, the property enjoys an attractive position with established greenery nearby. To the front is a tandem driveway providing off-road parking for two vehicles and access to a single garage with power and lighting. The rear garden is an excellent size and provides a recently laid patio extending to the side and rear, creating an ideal spot for outdoor entertaining, while the remainder is predominantly laid to lawn. Additional areas behind the garages provide useful space for outdoor storage.

Location

Bushby is located approximately five miles east of Leicester, providing convenient access to the city's professional quarters. The village itself has a strong sense of community spirit centred around the Parish Church, popular village pub, and St Luke's primary school which filters into the renowned Gartree and Beauchamp Colleges at nearby Oadby. The village is flanked by some of Leicestershire's most attractive rolling countryside, popular for local walks.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Harborough District Council, **Tax Band:** D

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

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

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

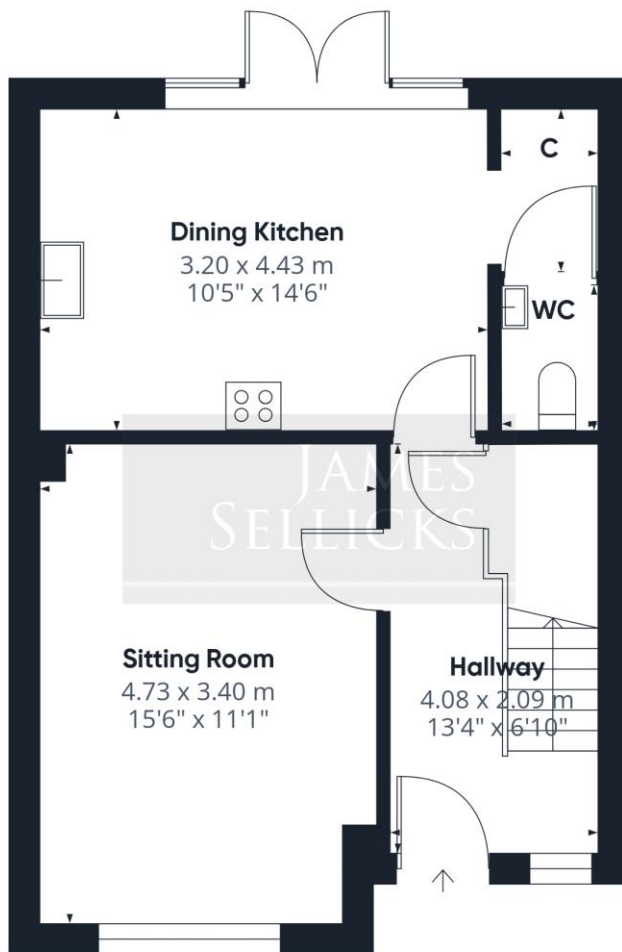
Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

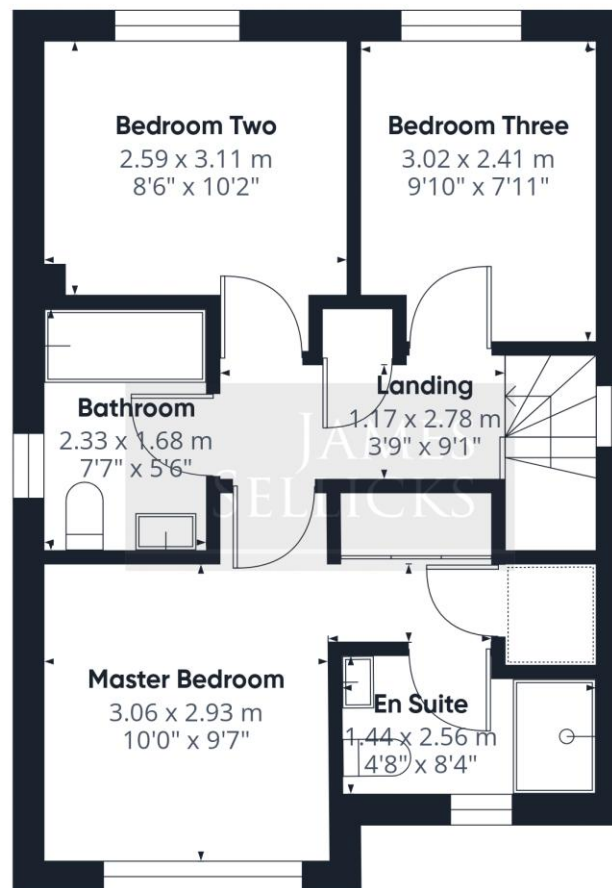




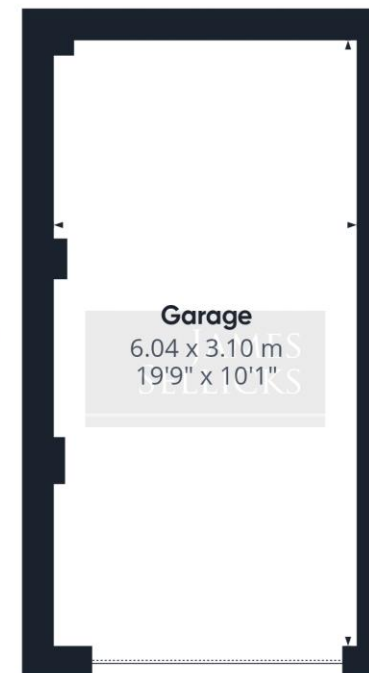




Floor 1 Building 1



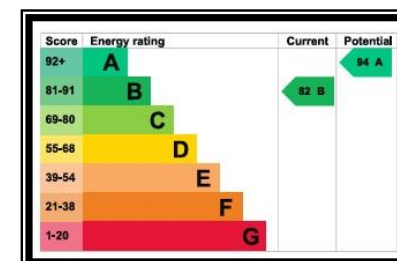
Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾
100.8 m²
1086 ft²

(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.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

