

JAMES
SELLICKS

40 HOLLIES WAY

BUSHBY
LEICESTERSHIRE
LE7 9RJ

OFFERS AROUND £475,000



A well-presented and thoughtfully arranged four bedroom bungalow with attractive, mature gardens to both front and rear, located within this popular village.

Entrance hall • sitting room • dining room • kitchen • four bedrooms • two bathrooms • driveway • single garage • lawned front & rear gardens • EPC - D

Accommodation

The property is entered via a welcoming entrance hall housing a useful storage cupboard. To the left off the hallway is an extended sitting room, offering bright and generous living space with two windows and featuring a brick fireplace with an inset gas fire as a focal point. Double doors open into a well-proportioned, extended dining room with a fitted storage cupboard, and a window to the front.

The kitchen is well sized with laminate flooring throughout and is fitted with a good range of white eye and base level units and drawers with ample preparation surfaces, tiled splashbacks and a stainless steel sink and drainer unit. Integrated appliances include a Neff double oven, a Russell Hobbs four-ring gas hob with an Elica extractor unit above and a fridge; there is space and plumbing for a separate washing machine and dishwasher. A uPVC and patterned glazed door with a window to the side provides convenient access to the side of the property.

The bedroom accommodation is located away from the main living areas via a door and inner hallway. All four bedrooms are doubles and benefit from double fitted wardrobes, the most spacious being the master bedroom, positioned to the rear of the property, enjoying lovely views over the garden. The main bathroom houses the airing cupboard and the water cylinder, has two patterned windows and provides a panelled bath with shower over, a low flush WC, bidet and pedestal wash hand basin, with fully tiled walls and a chrome heated towel rail. A second shower room with a patterned window provides a tiled shower enclosure, an enclosed WC and a pedestal wash hand basin, along with a chrome heated towel rail and tiled walls.

Outside

To the front of the property is a lawned area alongside established planted borders and a beautiful mature oak tree. A block-paved driveway provides ample parking for three to four vehicles and gives access to a single garage with power and lighting, as well as a personal door for access into the rear garden. Gated side access to the left-hand side leads to the rear where an outdoor tap is located.

The rear garden is a particularly attractive feature of the property, enjoying a private aspect and being mainly laid to lawn bordered by beautiful mature shrubs and planting, with a paved patio area providing space for outdoor seating and access to the rear of the garage. A small shed is positioned to the right-hand side, with side access leading back around to the front.





Location

Bushby and Thurnby are highly regarded villages lying 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 colleges at Gartree and Beauchamp within 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:** E

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

Broadband delivered to the property: Fibre, currently provided by BT.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: The large mature oak tree to the front is protected by a Tree Preservation Order, the terms of which have been complied with.

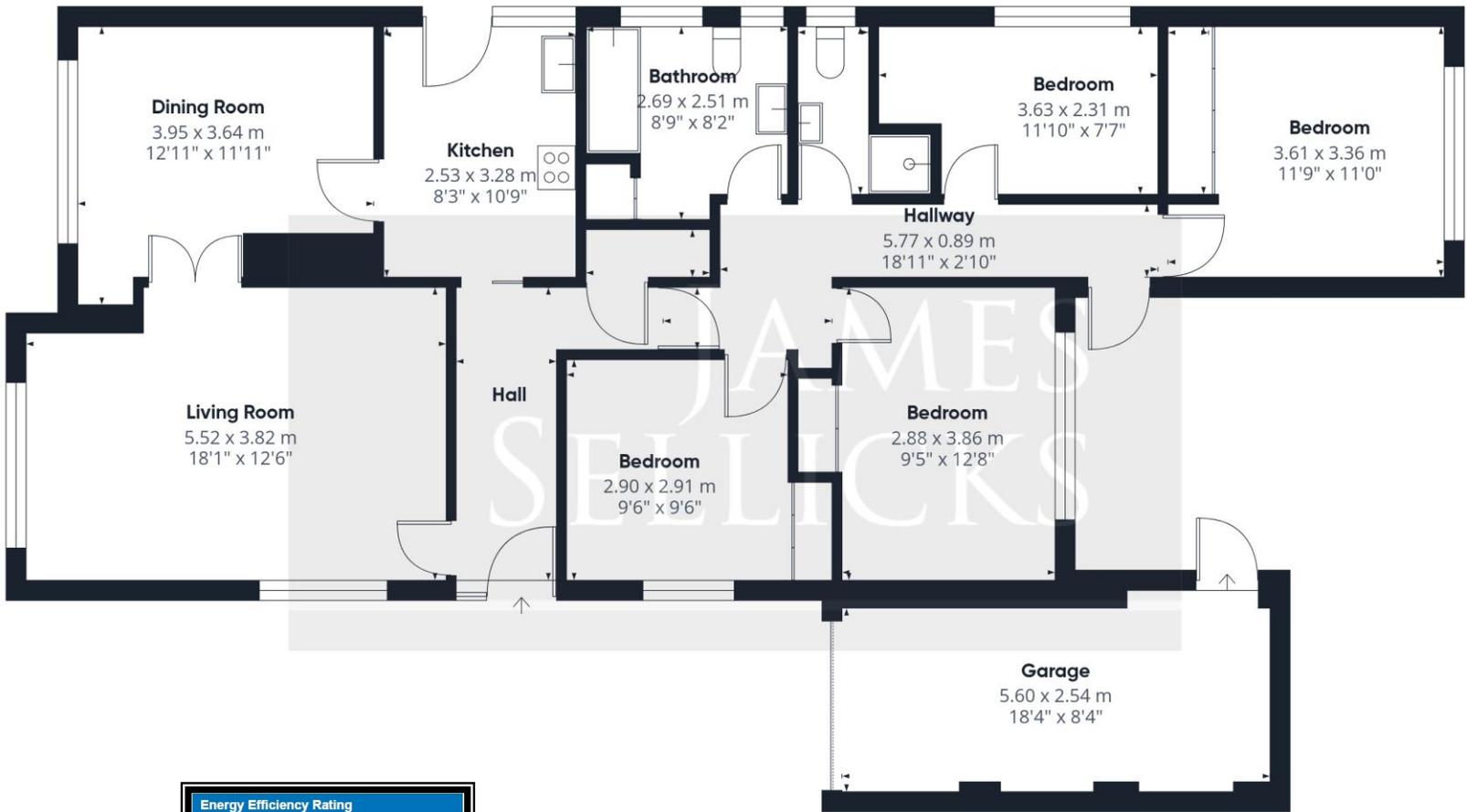
Flooding issues in the last 5 years: None our Clients are aware of.

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

Planning issues: None our Clients are aware of.







Approximate total area⁽¹⁾

121.8 m²
1312 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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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.

