



Main Street, Bushby, LE7



Guide price £525,000



Key Features

- Three double bedrooms plus flexible ground floor room
- Significantly extended detached family home
- Desirable location, set back from the road
- Landscaped larger than normal wildlife friendly rear garden
- Potential to extend further (expired planning permission)
- Fabulous open plan kitchen diner, with adjacent utility room
- EPC rating TBC





Situated within the highly sought-after village of Bushby, this extended detached family home offers a superb balance of space, versatility, and style. Much improved throughout, the property seamlessly blends contemporary finishes with character features, creating a warm and inviting living environment. The accommodation includes three well-proportioned double bedrooms, a flexible ground floor layout suited to modern family living, and thoughtfully designed spaces ideal for both home working and entertaining. Externally, the property is complemented by a larger than normal landscaped rear garden and the convenience of off-road parking. The property also offers further potential for extension or reconfiguration, subject to the necessary planning consents, with previous (now expired) planning permission indicating the scope for future development.

Welcome to your new home

Upon entering the home, you are welcomed into a bright and inviting hallway, complete with elegant parquet flooring. A dogleg staircase rises to the first floor, with a large window at the midpoint of the landing allowing natural light to flood the space. The hallway also provides access to a convenient guest WC.

The principal living room has been thoughtfully extended to the rear, creating a spacious and light-filled setting. A skylight enhances the sense of openness, while a rear-facing window and double French doors offer lovely views of and direct access to the garden. The room also features a charming fireplace, currently fitted with an electric stove, along with radiators at either end and an additional front-facing window for balanced natural light throughout the day.

The second reception room is highly versatile and can serve as a snug, playroom, study, or even a fourth bedroom. It enjoys windows to both the front and side aspects, ensuring plenty of natural light.

A particular highlight of the home

A standout feature of the property is the impressive open-plan kitchen and dining area, thoughtfully extended to create a bright and contemporary living space. Flooded with natural light, it benefits from full-length windows, sliding doors opening onto the rear garden, and two skylights overhead.

The kitchen is fitted with a range of sleek, white high-gloss base and wall units, complemented by stylish work surfaces. It is well-equipped with a built-in double oven, a four-ring electric induction hob with extractor above, and a double stainless steel sink with a single drainer and mixer tap. Integrated appliances include a dishwasher, alongside designated space for an American-style fridge/freezer.

The layout comfortably accommodates a large dining table and chairs, with additional room for storage, making it an ideal space for both everyday living and entertaining.

The utility room offers further storage and space for appliances, with a Worcester Bosch boiler.

Moving upstairs

Ascending to the first floor, a light and airy landing provides access to three well-proportioned double bedrooms, each enjoying pleasant views over the landscaped rear garden through double-glazed windows. The principal bedroom further benefits from built-in wardrobes.

The family shower room is stylishly appointed with fully tiled walls and fitted with a close-coupled WC and a contemporary grey vanity unit with a white inset sink and mixer tap. A corner shower enclosure with sliding doors features a hot and cold mixer, fixed showerhead, and additional flexible hose. The room is completed with recessed downlighting and a tall, heated chrome towel rail.

The landing also offers a useful storage cupboard and access to the loft space.

Outside

Set within a highly desirable location, the property benefits from a gravelled frontage providing convenient off-road parking.





A true highlight of the home is the beautifully landscaped rear garden, thoughtfully arranged into distinct sections to create both functional and tranquil spaces. A generous block-paved patio, accessible from both the kitchen/dining area and the living room, offers a perfect setting for outdoor entertaining.

A charming pergola walkway leads through to a well-maintained lawn, bordered by an array of mature shrubs and planting. Beyond, a delightful summer house with a glass frontage overlooks a picturesque pond and wildflower area, making it an ideal retreat for use as a hobby room or a peaceful space to unwind and enjoy the surroundings.

Further features include a garden shed positioned towards the rear, providing ample storage. The garden is also a haven for birds and wildlife, enhancing its natural appeal.

Location

Main Street is ideally situated on the borders of Thurnby and Bushby, approximately five miles east of Leicester city centre. The village enjoys a strong sense of community and offers a range of local amenities, including a parish church, primary school, Co-operative convenience store with ample parking, a popular local pub, and a doctor's surgery. The area is also surrounded by some of Leicestershire's most attractive rolling countryside.

Further shopping and supermarket facilities can be found in nearby Oadby, as well as at the Tesco superstore in Hamilton. For commuters, Leicester provides direct rail services to London St Pancras, while the M1 is easily accessible at Junction 21, connecting with the M69. Regular bus services also run along the A47, offering convenient access into Leicester.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Harborough - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Making an Offer



In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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Referrals

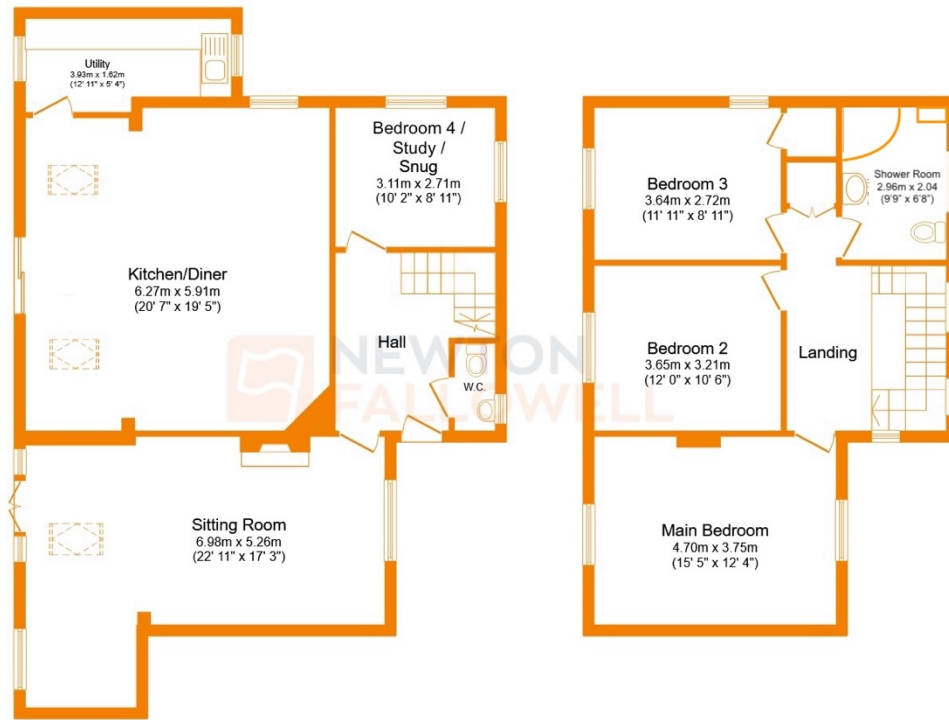
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Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation







Ground Floor

First Floor

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