



2 SCRIVENER CLOSE, BUSHBY, LEICESTER, LE7 9NE

OFFERS IN EXCESS OF £650,000

ANDREW GRANGER & CO

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A beautifully presented and appointed four bedroomed detached family home situated in a delightful position on the fringes of Bushby with far reaching rural views to the rear. The light and airy accommodation is arranged over two floors with the benefit of gas fired central heating and UPVC double glazing and is approached via an entrance hallway with contemporary styled staircase rising to the first floor. Dual aspect light and airy sitting room with French door leading onto the impressive rear garden, cloaks / w.c, ground floor office / snug, utility room, good sized kitchen open to dining room. To the first floor there is a master bedroom with luxuriously appointed en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and family bathroom.

To the outside there are front mature gardens, off road parking and double garage. To the rear are impressive rear gardens,

#### LOCATION

The sought after village of Bushby lies approximately five miles east of Leicester providing convenient access to the city centre with its professional quarters, mainline railway station & bus services. Thurnby & Bushby village is surrounded by some of Leicestershire's most attractive rolling countryside and enjoys a parish church, public house, village store and a reputable primary school filtering into the renowned Gartree and Beauchamp Colleges at nearby Oadby. Shopping and supermarket facilities are available in Oadby and Tesco Hamilton. Within walking distance is a children's play and recreational area. For the commuter the M1 is accessed at junction 21 which intersects with the M69.



#### VIEWINGS AND DIRECTIONAL NOTE

Leave Leicester City Centre on the A47 Uppingham Road in an easterly direction. On entering the village of Bushby and Thurnby, continue past Coles Nurseries and the junction of Station Road and towards Bushby. The property is located on the left hand side next to the turn in for Dalby Avenue and identified by Andrew Granger & Co's For Sale board.

Viewing is strictly by appointment only.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE HALL

Via half glazed front door with glazed side screens, radiator, staircase rising to the first floor and Karndean flooring.

##### CLOAKS/W.C

Comprising low flush w.c, vanity sink unit, Karndean flooring and UPVC double glazed window to the front elevation.

##### SITTING ROOM 24'0" x 12'8" (7.34 x 3.87)

A delightful light and airy dual aspect room with UPVC double glazed bay window to the front elevation, two radiators and French doors with side screens giving access to the private rear gardens.

##### STUDY 7'11" x 8'11" (2.43 x 2.74)

With UPVC double glazed window to the front elevation and radiator, Karndean flooring.

##### KITCHEN 17'5" x 9'8" (5.32 x 2.97)

Comprising a range of base and wall mounted cupboards with worksurface over, four ring gas hob with concealed extractor fan over Neff double oven and integrated fridge / freezer, one and a half bowl sink and drainer unit with mixer tap over, two UPVC double glazed windows to the rear elevation and further wall

mounted cupboards with glass fronted cupboard open to:

**DINING ROOM 11'4" x 10'2" (3.46 x 3.10)**  
With UPVC bay window to the rear elevation and radiator.

##### UTILITY ROOM 6'0" x 5'8" (1.84 x 1.74)

With wall mounted gas fired central heating boiler, stainless steel sink unit, plumbing for washing machine and space for tumble drier and half glazed door giving access to the side gardens.

#### FIRST FLOOR

##### LANDING

Accessed from the entrance hall with contemporary styled glazed balustrade with wooden hand rail. Landing area with UPVC double glazed window to the front elevation and radiator.

##### MASTER BEDROOM 13'0" x 10'6" (3.98 x 3.21 )

With two UPVC double glazed windows to the rear elevation with views over the gardens, radiator and built in wardrobes.

##### EN-SUITE

A luxuriously appointed en-suite shower room with large walk in shower with Aqualisa shower with digital control , Roca vanity sink unit with cupboard space under, chrome towel radiator, ceiling spot lighting and wall tiling.

##### BEDROOM 2 12'1" x 9'8" (3.70 x 2.97)

UPVC double glazed window to the rear elevation, radiator and built in wardrobes.

##### EN-SUITE

Comprising low flush w.c, vanity sink unit, shower with tiled surround, and Aqualisa shower, chrome towel radiator and UPVC double glazed window to the rear elevation,

##### BEDROOM 3 9'11" x 7'1" (3.03 x 2.18)

With two UPVC double glazed windows



to the front elevation, radiator and built in large wardrobe.

**BEDROOM 4 8'7" x 9'2" (2.64 x 2.81)**

With two UPVC double glazed windows to the front elevation, extensive built in wardrobes part mirror fronted and radiator.

**FAMILY BATHROOM**

Comprising low flush w.c, bath with tiled surround, vanity sink unit, towel radiator and UPVC double glazed window to the side elevation.

**OUTSIDE**

To the front of the property are beautiful gardens, gated access to the large side garden patioed seating area. Steps and pathway lead around to the rear gardens with shaped lawn, patio seating areas, steps with sleeper edging leads to impressive circular patio are bordered with reclaimed railway elevated sleepers. The rear gardens are of a good size and have far reaching rural views and offer a high level of privacy.

**DOUBLE GARAGE**

Electrically operated remote controlled roller door and side personnel doorway.

**MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

**APPRAISALS & SURVEYS**

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

**ENERGY PERFORMANCE CERTIFICATE**

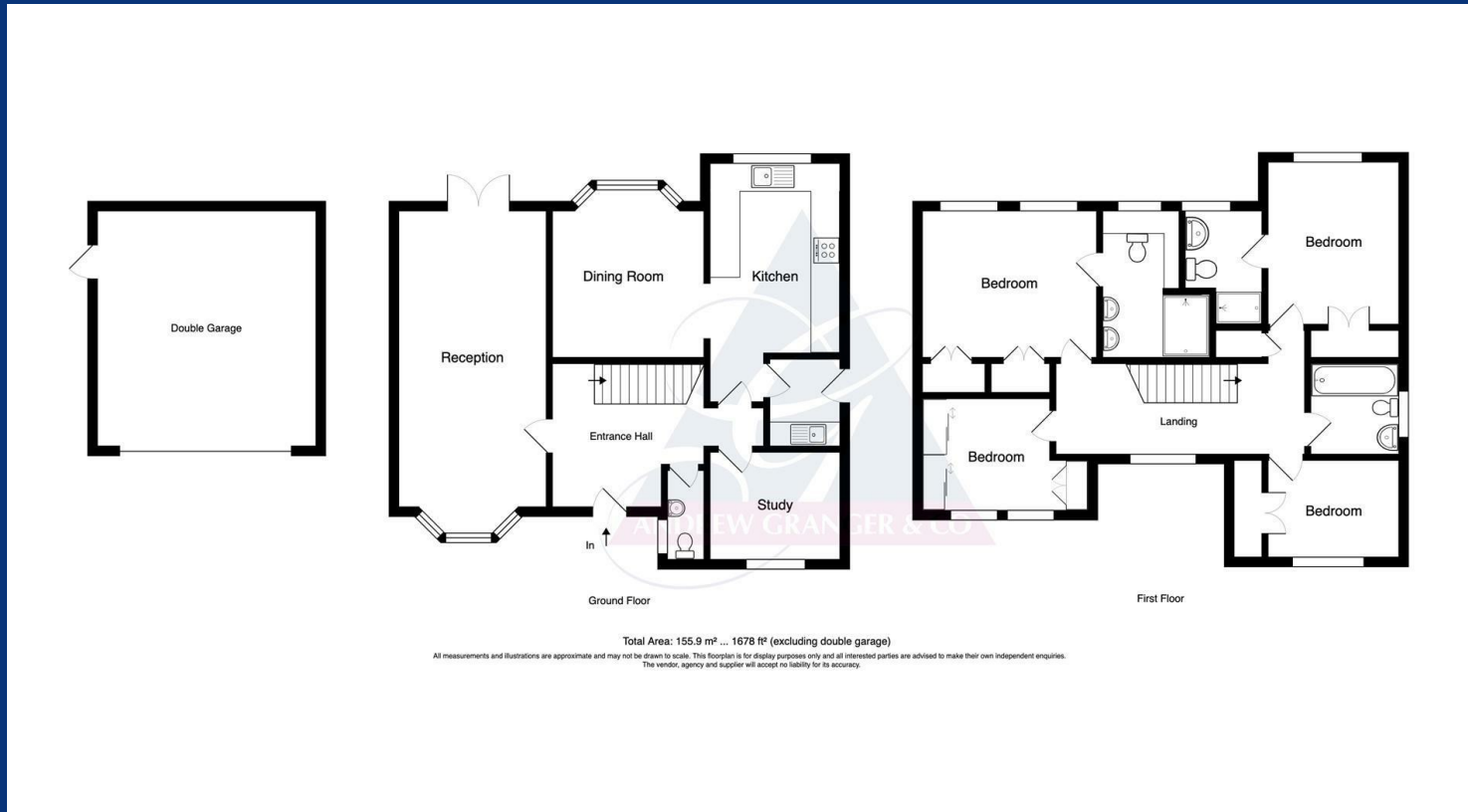
EPC rating D.







## LOCATION



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**Call 0116 242 9922**

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