



**Devenports Hill, Bushby, Leicester, LE7 9NF**

**ANDREW  
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# Property Description

An exceptionally well-presented and extended detached family home offering generous living space, including a stunning open-plan kitchen, four bedrooms, and three bathrooms. Planning permission is already approved for a rear extension, with further potential to extend above the garage (subject to consent).

Located in a peaceful spot within an exclusive Bryant Homes development, the property is just five miles east of Leicester city centre and surrounded by attractive Leicestershire countryside.

Set in the sought-after village of Bushby, the home enjoys a strong community atmosphere and local amenities such as a village store, church, and pub. The area is popular with families, offering access to excellent schools including St Luke's Primary, Gartree High School, and Beauchamp College in nearby Oadby.

A smart composite door leads into a welcoming hallway with under-stairs storage and cloakroom. The front study is ideal for a home office. A beautifully appointed sitting room features a bay window, log burner with stone surround, engineered oak flooring, and French doors to the garden. The expansive kitchen/living/dining space boasts white units, a central island, Bosch appliances, and twin French doors to the patio. A utility room adds extra storage and laundry space.

Upstairs, the bright landing connects four bedrooms. The impressive principal suite includes fitted wardrobes and a luxurious en-suite with freestanding bath and twin basins. A second double bedroom has its own en-suite, while the remaining two share a stylish family bathroom.

Outside, the property benefits from a landscaped front garden, driveway, and double garage (partially converted into a gym). The rear garden is private and tranquil, with lawn, patios, mature planting, and a vegetable patch, perfect for family life and entertaining.

Planning District - Harborough District Council  
Planning Application Number : 24/01029/FUL





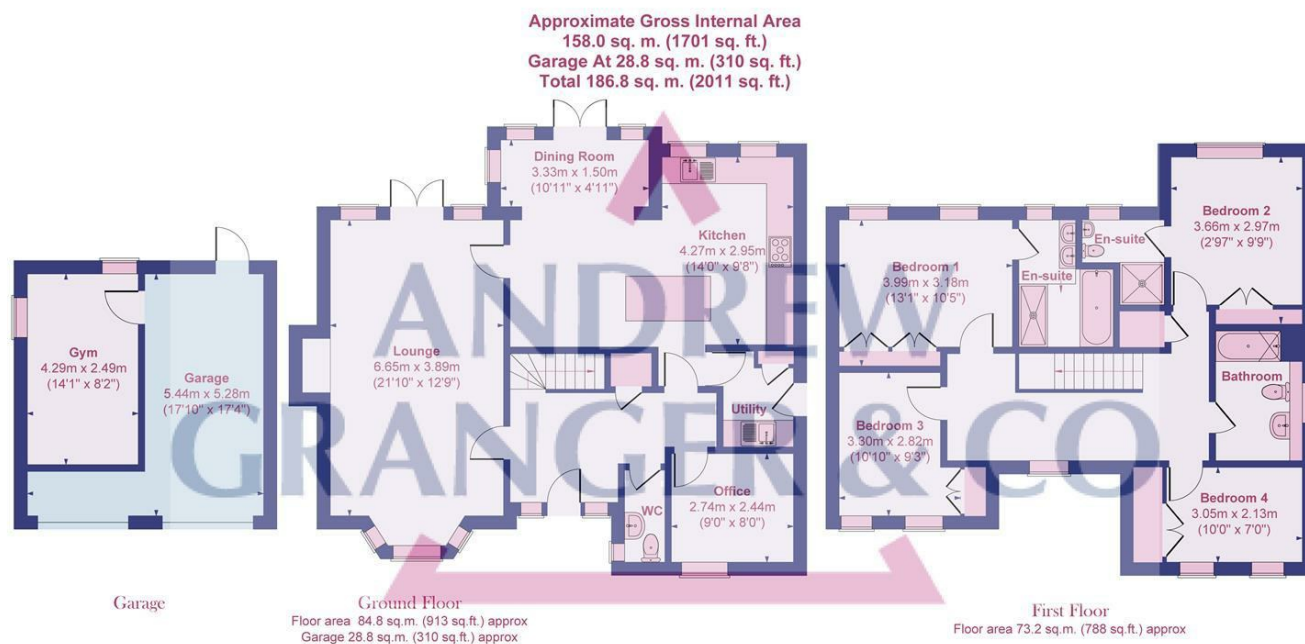
## Key Features

- Extended kitchen/diner
- Planning permission in place to further extend
- Multiple spacious reception rooms
- Two ensuite double bedrooms
- Detached garage, partly converted to create a home gym
- Private and sizable rear garden
- Popular residential location close to a number of local amenities
- Easy access to the city centre

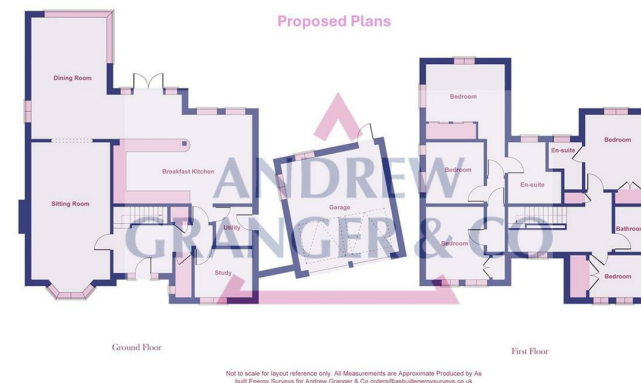
**£650,000**







Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating -

Tenure - Freehold

Council Tax Band - G

Local Authority  
Harborough

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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