



## THE ROWANS

89C MAIN STREET, BUSHBY, BUSHBY, LE7 9PL

OFFERS IN EXCESS OF £600,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



An impressive four bedroom modern detached family home situated in a delightful backwater setting within the Conservation area on the fringes of the highly desirable and sought after village of Bushby. The beautifully presented home is set in an exclusive farmyard development and was originally constructed some 20 years or so ago and is a short distance from the edge of the village and countryside beyond.

The light and airy accommodation is arranged over two floors and is approached via a large entrance hallway with staircase rising to the first floor, sitting room opening to delightful garden room with french doors leading onto the rear gardens, study / snug, dining room and breakfast kitchen, rear hallway with cloaks /w.c, and utility room.



To the first floor accessed from the landing there is the generously proportioned master bedroom suite with dressing room and en-suite shower room, guest bedroom with en-suite shower room, two further good sized bedrooms and family bathroom.

To the front of the property there is a large driveway with in and out drive, mature beds and access to the double garage.

#### LOCATION

This highly sought after East Leicestershire village is surrounded by open countryside and enjoys excellent facilities including a reputable primary school, Co-Op store, chemist, post office and newsagents, garage, parish church and two public houses. More comprehensive shopping and supermarket facilities are available in nearby centres of Leicester, Oakham, Uppingham, Market Harborough and Oadby.

The A47 provides access to Oakham, Uppingham and Peterborough. Market Harborough and Peterborough both have mainline rail services to London St. Pancras International which can be reached in approximately one hour. Leicester has mainline rail services in all directions including London St Pancras International.



#### VIEWING & DIRECTIONAL NOTES

All viewings should be arranged through Andrew Granger & Company 0116 2429922.

The property may be accessed by proceeding eastbound via Uppingham Road (A47), proceeding up Thurnby Hill and past the James Coles Nurseries and through the traffic lights. Continue for a further half a mile or so and take the right hand turn into Main Street. As Main Street turns sharply to the right on turn left into the former farmyard and The Rowans is located on the left hand side easily located by the Andrew Granger & Co For Sale board.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENTRANCE HALLWAY 14'3" x 8'0" (4.36 x 2.45)

Via traditionally styled front door, alarm control panel, radiator, ceramic tiled flooring, useful under stairs storage cupboard and staircase rising to first floor.

##### SITTING ROOM 16'6" x 12'9" (5.05 x 3.89)

With UPVC double glazed window to the front elevation, living flame effect gas fire with stone surround and hearth, radiator and open archway leading to the garden room.

##### GARDEN ROOM 11'1" x 11'7" (3.39 x 3.54)

A delightful extended room leading from the sitting room with vaulted ceiling and exposed beams, three radiators and french double doors leading to the rear gardens.

##### SNUG / STUDY 13'2" x 6'7" (4.03 x 2.03)

A versatile room with patio door giving access to the rear gardens, wood effect laminate flooring and radiator.

##### DINING ROOM 10'6" x 10'7" (3.21 x 3.24)

Accessed from the entrance hall and open to the breakfast kitchen with UPVC double glazed window to the front elevation and radiator, ceramic tiled flooring.

##### BREAKFAST KITCHEN 14'10" x 11'2" (4.53 x 3.42)

A light and airy dual aspect room with UPVC double



glazed windows to both the front and rear elevations, a range of base and wall mounted cupboards with work surface over and four ring gas hob with concealed extractor fan over, built in double oven, space for fridge and freezer. stainless steel sink and drainer unit and low level breakfast bar.

#### **INNER HALLWAY**

With ceramic tiled flooring and radiator.

#### **UTILITY ROOM 5'1" x 6'9" (1.57 x 2.08)**

Wall mounted cupboard, worksurface inset circular sink, plumbing for washing machine and space for tumble drier and half glazed UPVC double glazed door giving access to the rear gardens.

#### **CLOAKS / W.C**

Comprising low flush w.c, pedestal wash hand basin and UPVC double glazed window to the rear elevation.

#### **FIRST FLOOR**

Landing with access to airing cupboard.

#### **MASTER BEDROOM 17'5" x 11'3" (5.33 x 3.45)**

With two UPVC double glazed windows to the front elevation and radiator open to;

#### **DRESSING ROOM**

Dressing area with built in wardrobes and UPVC double glazed window to the rear elevation.

#### **EN-SUITE**

Comprising low flush w.c, pedestal wash hand basin, shower cubicle with tiled surround and Mira Excel shower and UPVC double glazed window to the rear elevation.

#### **GUEST BEDROOM 11'6" x 11'4" (3.51 x 3.47)**

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

#### **EN-SUITE**

Low flush w.c, pedestal wash hand basin, shower cubicle with tiled surround and Mira Excel shower.

#### **BEDROOM 3 10'7" x 11'1" (3.23 x 3.39)**

UPVC double glazed window to rear elevation, wood effect laminate flooring and radiator.





#### **BEDROOM 4 10'10" x 10'0" (3.31 x 3.05)**

UPVC double glazed window to rear elevation, wood effect laminate flooring and radiator.

#### **FAMILY BATHROOM**

Comprising low flush w.c, bath, pedestal wash hand basin, separate shower cubicle and tiled surround and UPVC double glazed window to the front elevation.

#### **OUTSIDE**

##### **FRONT GARDENS**

To the front of The Rowans there is ample car standing with block paved parking with in and out driveway, mature gardens and access to;

##### **DOUBLE GARAGE**

With up and over door.

##### **REAR GARDENS**

To the rear of the property are beautiful landscaped gardens with large paved patio seating area immediately to the rear. Raised floral and herbaceous beds and timber shed. / workshop.

##### **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





## LOCATION



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**Call 0116 242 9922**

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