



## 99 Main Street, Bushby, LE7 9PL

- Generously Proportioned Home
- Cloaks/WC & 4 Reception Rooms
- Breakfast Kitchen & Shower Room
- 5 Excellent Bedrooms (4 Doubles)
- 2 Bathrooms & Dressing Room
- Double Integral Garage

An unusually spacious, well appointed, gas centrally heated, sealed unit double glazed, five bedrooomed, detached house ideal for the growing or extended family with an enclosed storm porch, reception hall, fitted cloakroom, four reception rooms (two of which are particularly generously proportioned), well equipped and fitted breakfast kitchen, ground floor shower room, five excellent bedrooms (four doubles), en-suite dressing and bathroom to master bedroom, separate family bathroom, double integral garage, extensive additional off-road parking and mainly lawned gardens to a large corner plot in this popular and sought-after east Leicester suburb. EPC D.

**£499,950**

## GENERAL INFORMATION:

The sought-after suburb of Bushby is a highly regarded location situated to the east of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment with all the excellent amenities therein, as well as the market towns of Melton Mowbray, Oakham, Uppingham and Market Harborough, the Ring Road which links up with Junction 21 of the M1 \M69 motorway network for travel north, south and west, as well as the adjoining Fosse Park and Meridian Shopping, entertainment, retail and business centres, as well some of Leicestershire's most attractive rolling countryside with its many scenic walks and golf courses and Rutland Water with its fishing, sailing, cycling and walking pursuits.

The combined suburbs of Bushby, Thurnby, Evington and Scraftoft also offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including two fine eighteen hole golf courses at the Scraftoft and Leicestershire Golf Clubs, and regular bus services to Leicester City centre. Bushby is also readily accessible for Oadby which offers facilities to include excellent schooling, Sainsbury, Waitrose and ASDA superstores, as well as numerous shops, businesses and recreational pursuits.

## GENERAL DESCRIPTION:

This modern, five bedroomed, detached house offers spacious, well appointed accommodation briefly comprising an enclosed storm porch, reception hall, cloakroom, four reception rooms, well equipped breakfast kitchen and a ground floor shower room. Four of the five bedrooms are doubles with the master bedroom having an ensuite dressing room and bathroom, together with a further separate family bathroom. The property benefits from off-road parking for four vehicles, a double integral garage and mainly lawned gardens.

Ideal for the growing or extended family, the well arranged, gas centrally heated, sealed unit double glazed accommodation is laid out over two floors, as detailed below:-

## DETAILED ACCOMMODATION

### ON THE GROUND FLOOR:

#### ENCLOSED STORM PORCH

With UPVC framed and panelled part sealed unit double glazed entrance door, sealed unit double glazed side windows, ceiling light fitting and access through obscure glazed inner door with matching side screen to:

#### RECEPTION HALL

With sealed unit double obscure glazed front window, central heating radiator, wall-mounted door bell, central heating thermostat, ceiling light fitting and open-tread staircase rising off to first floor. The hall leads to:

#### FITTED CLOAKROOM

With two-piece white suite comprising low flush w.c. and pedestal wash hand basin with tiled splashback. Also with central heating radiator, fitted coat pegs, ceiling light fitting and sealed unit double obscure glazed window.



## THROUGH LOUNGE

13'0 x 20'4 (3.96m x 6.20m)

With sealed unit double glazed picture windows to front and rear elevations, two central heating radiators, feature tile and slate fireplace with inset 'Natural Flame' coal effect gas fire, t.v. and telephone points, two wall light fittings, coved ceiling with two light fittings and French door to rear garden. Twin obscure glazed French doors to:



## SITTING ROOM

20'0 x 15'10 (6.10m x 4.83m)

With sealed unit double glazed front picture window, two central heating radiators, feature 'Adam' style fireplace with inset 'Natural Flame' electric fire to marble surround and hearth, two wall light fittings, coved ceiling with two light fittings and sealed unit double glazed sliding patio door and screen to rear garden.





## DINING ROOM

10'9 x 12'0 (3.28m x 3.66m)

Being semi open-plan to the lounge, with sealed unit double glazed rear picture window, central heating radiator, wall shelving, coved ceiling with light fitting, wall-mounted alarm control panel and door to hall. Door to:



## STUDY

10'0 x 12'0 (3.05m x 3.66m)

With sealed unit double glazed rear picture window, central heating radiator, double hanging and shelved cloaks cupboard, t.v. point and coved ceiling with two light fittings. Door to:



## BREAKFAST KITCHEN WITH LIVING AREA

16'4 x 18'3 (4.98m x 5.56m)

With units and equipment including twin bowl stainless steel sink and single drainer unit with hot and cold mixer tap inset to rolled edge worktop with range of drawers and cupboards under and integrated appliances including 'Siemens' washing machine, 'Diplomat' refrigerator, 'Diplomat' freezer, 'Hotpoint' oven, 'Neff' five-plate gas hob with tiled splashback and stainless steel cooker hood over inset to two ranges of wall cupboards. Also ceramic tiled floor, further double wall cupboard with open-plan shelving adjacent, breakfast bar with knee-hole and shelved storage under, twin sealed unit double glazed rear picture windows, central heating radiator, coved ceiling with two light fittings, 'Xpel-Air' extractor fan and external rear door.



## GROUND FLOOR SHOWER ROOM

With fully tiled shower cubicle having 'Triton' wall-mounted shower unit incorporating flexi hose to sliding track, together with glazed shower door. Also with central heating radiator, towel rail and recessed ceiling spotlighting.

## ON THE FIRST FLOOR:

STAIRCASE AND LANDING with sealed unit double glazed front picture window, central heating radiator, roof void access, ceiling mounted light fitting and shelved airing cupboard off housing wall-mounted gas fired central heating boiler also supplying domestic hot water.

## AN INNER LANDING

With ceiling light fitting, leads to:

## MASTER BEDROOM SUITE

Comprising:

### BEDROOM 1 (FRONT)

15'10 x 12'0 (4.83m x 3.66m)

With sealed unit double glazed picture window, central heating radiator, t.v. point and ceiling light fitting. Access off to:



## EN-SUITE DRESSING ROOM

7'7 x 4'11 (2.31m x 1.50m)

With shelved clothes storage, two hanging rails and ceiling light fitting.



## EN-SUITE BATHROOM

10'3 x 7'6 (3.12m x 2.29m)

With four-piece white suite comprising panelled bath with hot and cold mixer tap and overhead 'Mira' shower unit incorporating flexi hose to sliding track, together with folding glazed shower screen, low level w.c., bidet and pedestal wash hand basin with hot and cold mixer tap, accessory shelf and circular mirror over. Also with central heating radiator, towel rail, 'Xpel-Air' extractor fan, ceiling light fitting and sealed unit double obscure glazed rear window.



## BEDROOM 2 (REAR)

13'0 x 9'3 (3.96m x 2.82m)

With central heating radiator, sealed unit double glazed picture window and ceiling light fitting.





### BEDROOM 3

10'10 x 9'9 (3.30m x 2.97m)

With sealed unit double glazed rear picture window, central heating radiator, ceiling light fitting and built-in double hanging and shelved wardrobe with matching over cupboards.



### BEDROOM 4 (REAR)

10'0 x 12'0 max. (3.05m x 3.66m max.)

With central heating radiator, sealed unit double glazed picture window, t.v. stand and lead, wall shelf and built-in double hanging and shelved wardrobe with matching over cupboards.



### VIEW FROM BEDROOM 4



### BEDROOM 5 (FRONT)

13'0 x 7'4 (3.96m x 2.24m)

With central heating radiator, sealed unit double glazed front picture window, wall shelf, coved ceiling with light fitting and built-in double hanging wardrobe with single bed recess adjacent, shelf and two double wall cupboards over.



## FAMILY BATHROOM

Being part fully tiled with three-piece white suite comprising recessed panelled bath with hot and cold mixer tap, pedestal wash hand basin with hot and cold mixer tap and low level w.c. Also with central heating radiator incorporating heated towel rail, double cabinet, wall mirror, ceiling light fitting and sealed unit double obscure glazed front window.



## OUTSIDE:

The property sits on a large corner plot behind a lawned front garden with well stocked borders of specimen trees, shrubs and bushes, and a tarmac driveway with turning spur provides extensive off-road parking\turning space for four vehicles and giving access to an INTEGRAL DOUBLE GARAGE measuring 19'2 max. (14'8 min.) x 17'0 with metal up-and-over door, sealed unit double glazed side window, electric light and additional strip lighting, wall shelving and double cupboard.

## REAR GARDENS

The rear garden is laid mainly to lawn with well stocked adjoining borders of specimen flowers, shrubs and bushes, together with a feature fish pond and conifer hedged and fenced boundaries for privacy. There is also a flagged patio area with two external lantern style light fittings.



## SERVICES:

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property, which is double glazed with sealed units and benefits from a security alarm system.

## FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, curtains and light fittings, are included in the sale.

## VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## MAKING AN OFFER:

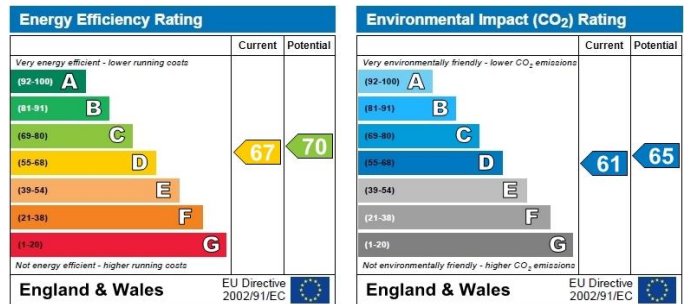
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.







## Directions

Proceed out of Leicester in an easterly direction along the A47 Humberstone\Uppingham Road, continuing through Humberstone and Thurnby, into Bushby. Just prior to leaving Bushby, take the right turn into Main Street where the property can be found almost immediately on the left hand side, as identified by the agents 'for sale' board.

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

44 Granby Street, Leicester, Leicestershire, LE1 1DH

**Tel:** 0116 255 8666

**Email:** [leicester@mooreandyork.co.uk](mailto:leicester@mooreandyork.co.uk)

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