

# 3 BRAMLEY ORCHARD

BUSHBY, LEICESTERSHIRE



**JAMES  
SELLICKS**  
ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES



### 3 Bramley Orchard

Bushby  
Leicestershire  
LE7 9RU

*A modern, substantially extended splendidly presented and appointed, detached family house offering spacious, gas centrally heated, sealed unit double glazed accommodation.*

Entrance hall | two cloakrooms | sitting room | dining room | garden room | dining kitchen | utility | family room | study | master bedroom | en-suite | five further bedrooms | two dressing areas | bathroom | luxury shower room | sauna | landscaped gardens | driveway | double garage | EPC-D

#### ACCOMMODATION

The property is entered via a uPVC framed and panelled part double glazed front door into the uPVC double glazed porch with three glazed units and housing a store/cloaks cupboard. A uPVC double glazed and wood grain door leads into the entrance hall having a tiled floor, radiator, ceiling spotlights, housing the stairs to the first floor and a cloakroom providing a two piece suite and loft access. The sitting room enjoys a uPVC double glazed bay window to the front elevation, a feature sandstone effect circular fireplace with inset living flame effect fire with air conditioning unit, two radiators, television and telephone points, ceiling spotlights and aluminium framed double glazed patio door to the rear elevation. The dining room has a marble floor, radiator, ceiling spotlights and an archway leading to the garden room which enjoys uPVC double glazed French doors with windows to sides, tiled flooring with underfloor heating, ceiling spotlights and three uPVC double glazed doors to the rear elevation. The dining kitchen boasts a good range of soft closing eye and base level units and drawers in white urban gloss with ample Corian preparation surfaces, glazed display cabinet, an inset single bowl ceramic sink and drainer unit with mixer tap above, integrated Neff five-ring gas hob with glass splashback and Elica extractor unit above, Neff double oven and Aga beneath, porcelain tiled flooring, air conditioning unit, ceiling spotlights, a uPVC double glazed window to the rear and further archway to a second/spice kitchen providing a matching range of eye and base level units and drawers including one housing the wall

mounted gas fired central heating boiler, Corian preparation surfaces, inset double bowl ceramic sink and drainer unit with mixer tap, porcelain tiled flooring, ceiling spotlights, air conditioning unit, uPVC double glazed window to rear and further archway to a utility room with a range of matching eye and base level units, space for a range style cooker and American style fridge-freezer, ceiling spotlights and wood laminate effect flooring. An additional utility area provides loft access whilst also offers range of eye and base level units and drawers with roll edge preparation surfaces and tiled splashbacks and ceiling spotlights. A further utility area provides a range of base level units and drawers with roll edge preparation surfaces, a one and a half bowl stainless steel sink and drainer unit, integrated Bosch dishwasher and four-ring gas hob, plumbing for automatic washing machine and tumble dryer, a wall-mounted electric warm-air heater, wood effect laminate flooring, a sloping glazed roof door to the garden. A further cloakroom offers a two piece suite comprising pedestal wash hand basin and low level WC and houses the hot water cylinder within a built-in cupboard. The dining room enjoys a uPVC double glazed window to the side, a feature brick fireplace into an Inglenook, hardwood parquet flooring, two radiators, air conditioning unit, ceiling spotlights and uPVC double glazed French doors to the side elevation. The study is fitted with a range of built-in shelving and cabinets, ceiling spotlights and uPVC double glazed French doors to the side elevation.

To the first floor a landing with radiator and ceiling spotlights houses the airing cupboard with hot water cylinder and immersion heater within gives access to the master bedroom suite boasting a good range of built-in furniture including triple wardrobes, radiator, air conditioning unit, two uPVC double glazed windows to the front and an en-suite with a white four piece suite comprising pedestal wash hand basin, low level WC, bidet and fully tiled shower enclosure with mixer shower, electric shaver point, extractor unit, tiled walls and floor and a Velux style rooflight. Bedroom two has uPVC double glazed windows to the side and rear elevations, radiator, air conditioning unit, ceiling spotlights and sliding doors to a walk-in dressing area with a range of built-in wardrobes. Bedroom three has a range of built-in wardrobes, radiator, ceiling spotlights and a uPVC double glazed window to the front. An inner hallway with stripped wooden floor and ceiling spotlights leads to bedroom four which has two double built-in wardrobes, radiator, ceiling spotlights and a uPVC double glazed window to the rear.

Located off the first floor landing is a stunning feature galleried area with five uPVC double glazed windows to the rear and floor lighting, leading to bedroom five, with a uPVC double glazed window to the side, radiator, engineered oak flooring and a walk-in wardrobe with a uPVC double glazed window to the side and a range of storage. Bedroom six has a uPVC double glazed window to the front, radiator, ceiling coving and a built-in wardrobe. The principal bathroom boasts a four-piece suite comprising a jacuzzi style bath, WC, wash hand basin with mixer tap inset into vanity unit with drawers beneath, a separate shower enclosure with drench and flexi shower heads, extractor unit, tiled floor and walls, ceiling spotlights and a Velux rooflight. A further shower room offers a white three-piece suite comprising His & Hers wash hand basins with mixer taps inset to vanity units with drawers beneath, WC, fully tiled shower enclosure with chrome mixer shower unit and flexi head, electric shaver point, tiled floor, radiator, ceiling spotlights and Velux rooflight. A built-in sauna area completes the accommodation.

#### OUTSIDE

The property is located on a wide fronted corner plot and is approached via an extensive block paved driveway providing ample parking and leading to a double integral garage with up and over door. To the front of the property is a delightful lawned garden, wrapping around the side of the property with mature trees, shrubs and plants. Gated side access leads to the walled rear garden which enjoys an Indian sandstone style patio entertaining area, a shaped lawn, mature plants and shrubs, a garden shed, external lighting and water supply.

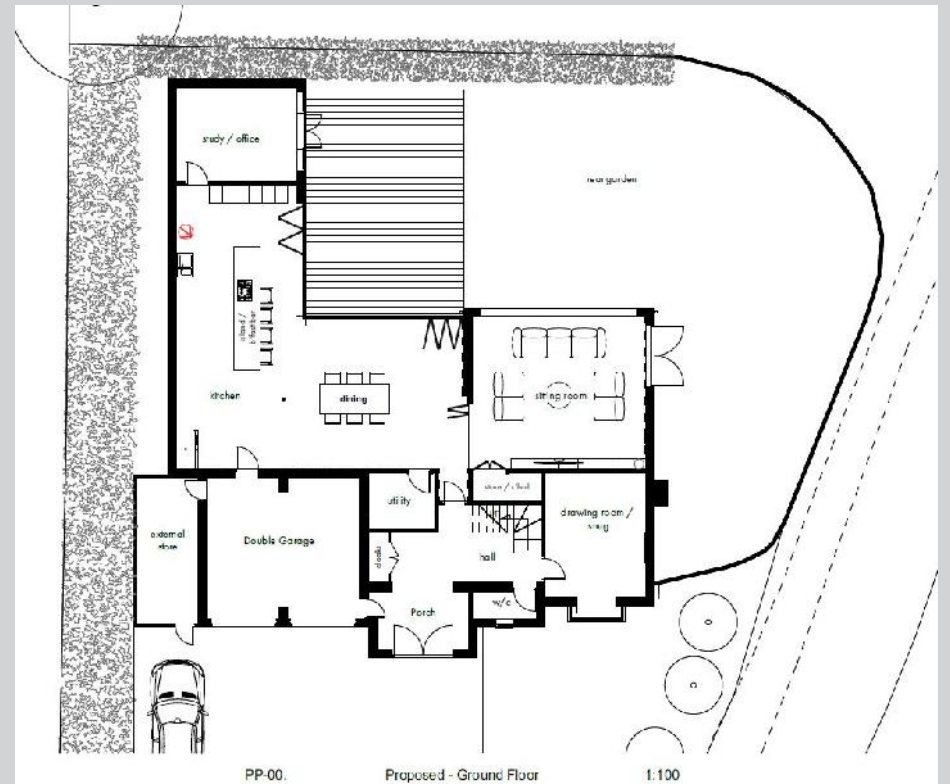
#### DIRECTIONAL NOTE

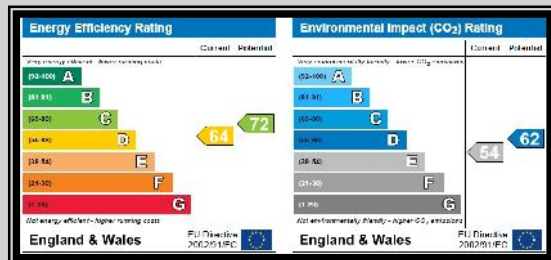
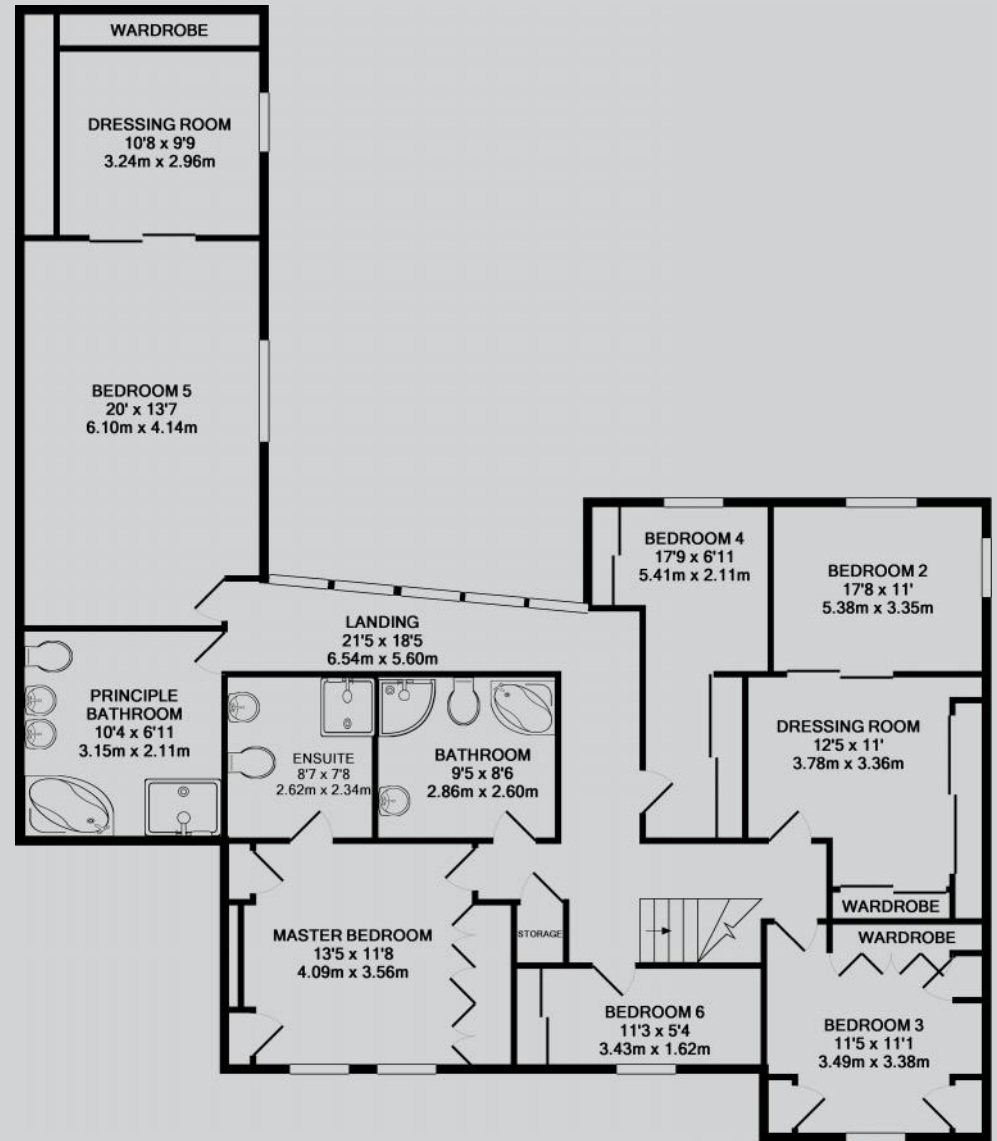
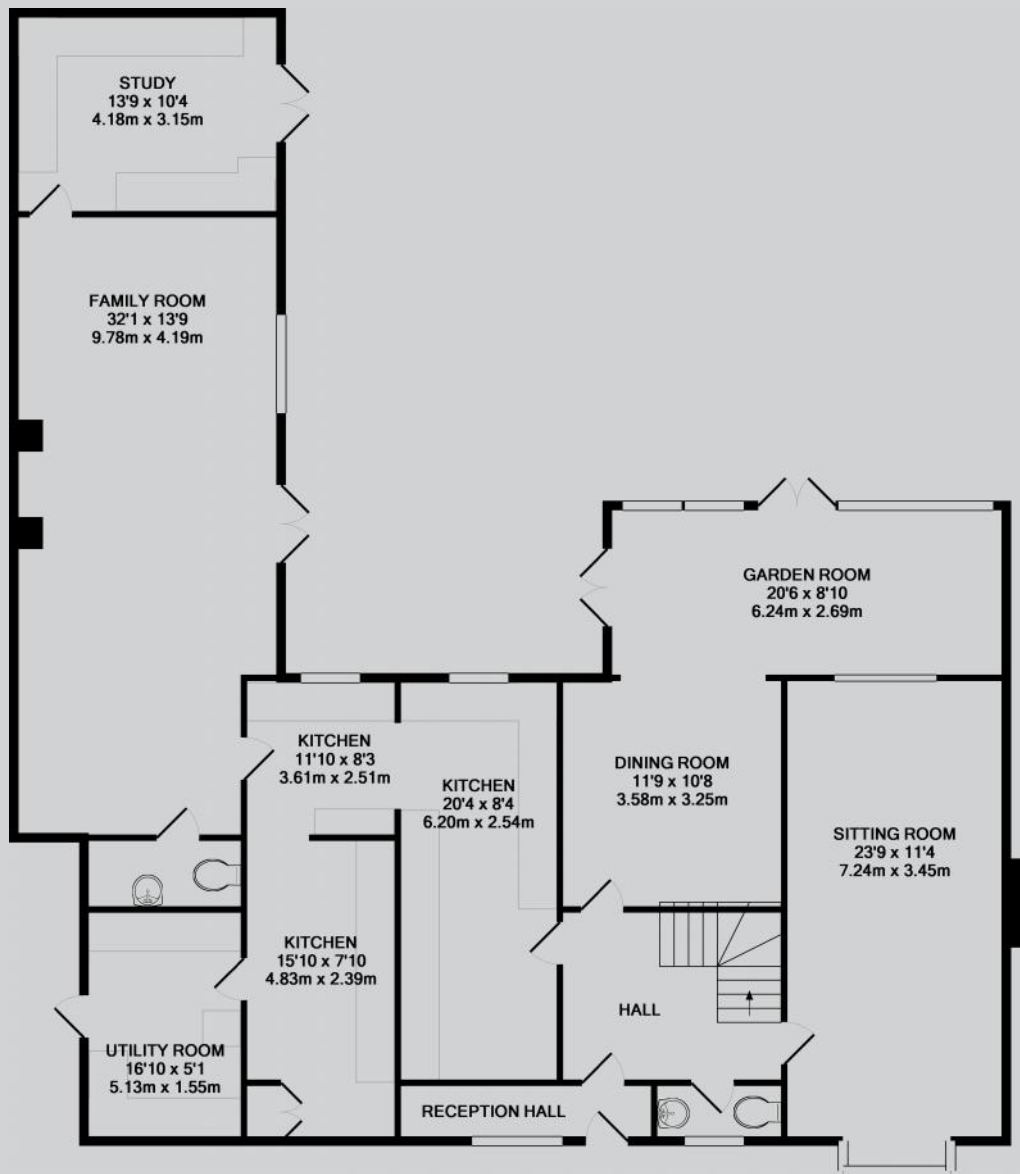
Proceed out of Leicester via the A47 Uppingham Road in an Easterly direction. Upon entering Bushby village, continue along the A47 eventually taking a left hand turn onto Dalby Avenue and right into Bramley Orchard where the property can be located.

#### LOCATION

Bushby lies approximately five miles due East of Leicester city centre, providing an easy commute. The village itself offers a parish church, village pub, various sporting and social facilities, and a popular primary school found at St Lukes, which filters into the renowned Gartree and Beauchamp Colleges at nearby Oadby.

**Plans have been prepared which show a possible new layout of the property. Please find to follow.**





**3 Bramley Orchard, Bushby, Leicestershire**  
 Total Approximate Gross Internal Floor Area = 3402 SQ FT /316 SQ M  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.



[www.jamesellicks.com](http://www.jamesellicks.com)

Leicester Office  
56 Granby Street LE1 1DH  
0116 2854 554  
[info@jamesellicks.com](mailto:info@jamesellicks.com)

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

London Office  
0207 8390888



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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Ravensworth 01670 713330