



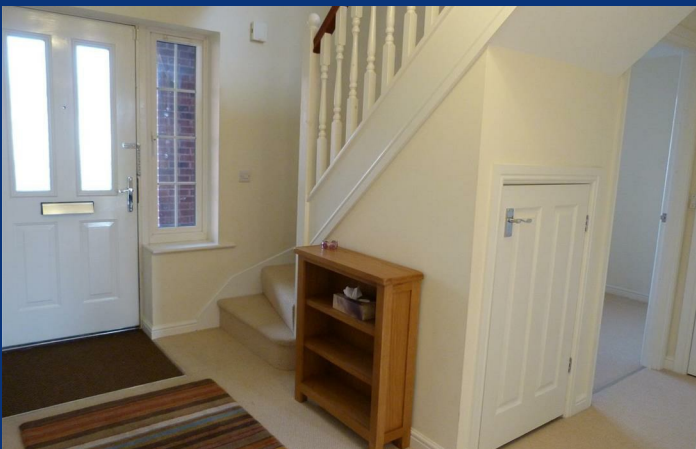
7, THE CEDARS, UPPINGHAM ROAD, BUSHBY, LE7 9RZ

PRICE £450,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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Situated within an exclusive gated development with spectacular southerly views over open countryside is this beautifully appointed four bedroom detached family home located just off the A47 Uppingham Road on the fringes of the east Leicestershire village of Bushby.

The property benefits from having Upvc double glazing and gas central heating, and includes an open porch, entrance hall, cloaks/W.C, study, lounge with feature fireplace and French double doors overlooking the gardens, separate dining room, spacious open plan kitchen/diner with quality appliances and utility room. On the upper floor off a central landing are four bedrooms (two bedrooms having en-suite shower rooms) and a family bathroom with shower cubicle.

Outside, a tarmac driveway to the side of the house providing car standing leading to a brick built attached single garage. To the rear of the property are delightful gardens predominately laid to lawn with far reaching rural views with a southerly aspect.

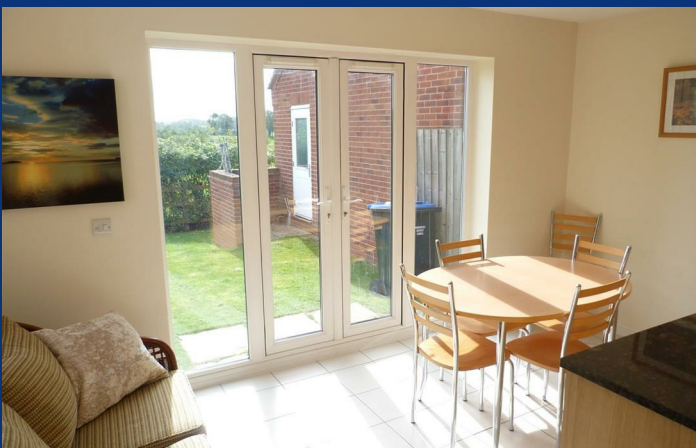
The sought after village provides a parish church, local pub, village store and the popular village primary school of St Luke's filtering into the renowned Gartree High School and Beauchamp College found in nearby Oadby.

LOCATION

The property is situated within the highly sought after Leicestershire village of Bushby some five miles east of Leicester City Centre. The village itself has a Doctors Surgery, St Luke's Primary School, Fine Parish Church and a notable Public House. The property falls within the catchment area of Gartree High School and Beauchamp College at Oadby and there is private schooling in the area. More comprehensive shopping and supermarket facilities are available in Leicester, Evington and Oadby. The property is also convenient for access to the neighbouring centres of Melton Mowbray, Oakham, Uppingham, Peterborough and Market Harborough. Leicester has rail services to London St Pancras International.

VIEWING & DIRECTIONAL NOTE

Leaving the Leicester City Centre taking the A47 Humberstone Road and continuing along the A47 Uppingham Road entering the village of Bushby. Take a right hand turn from the Uppingham Road into the entrance of "The Cedars" gated development, where the property can be found on the right hand side as indicated by our Andrew Granger & Co For Sale board.



GROUND FLOOR

ENTRANCE HALL

Via half glazed multi paned front door. Upvc double glazed window to front aspect, radiator, stairs leading to first floor landing. Doors to: Cloaks/W.C and principle reception rooms, useful understairs storage cupboard.

CLOAKROOM/W.C

A two piece suite comprising of wash hand basin & W.C, tiled splashbacks, extractor fan. radiator and Upvc double glazed window to side.

STUDY 6'8" x 8'5" (2.03m x 2.57m)

Upvc double glazed window to front aspect and radiator.

LOUNGE 16'3" x 12'4" (4.95m x 3.76m)

Upvc double glazed double doors leading onto the rear gardens taking full advantage of the far reaching rural southerly views, feature gas fire, coving to ceiling and two radiators.

DINING ROOM 12'9" x 9'5" (3.89m x 2.87m)

Upvc double glazed window to front aspect, coving to ceiling and radiator.

BREAKFAST KITCHEN 13'5" x 15'3" min/21' max (4.09m x 4.65m min/6.40m max)

A spacious open plan breakfast kitchen fitted with a range of wall & base level units with granite worktop space over, stainless steel sink with drainer & mixer tap. Excellent range of built-in Bosch appliances including double oven & 4 ring gas hob, extractor hood over, integrated fridge & freezer, two radiators, spotlights to ceiling, tiled floor. Upvc double glazed double doors leading out to the south facing rear gardens and Upvc double glazed window to side aspect.

UTILITY ROOM 7'8" x 5'2" (2.34m x 1.57m)

Fitted with a range of wall and base level units with granite worktop space over, stainless steel sink with swan neck mixer tap over. Space for washing machine & Tumble dryer. Wall mounted "Potterton" gas fired central heating boiler. Tiled floor and radiator.

LANDING

Doors to bedrooms, bathroom & airing cupboard.



MASTER BEDROOM 10'6" x 14'8" including wardrobes (3.20m x 4.47m including wardrobes)

Upvc double glazed window to front aspect, radiator, coving to ceiling, 2 built-in double wardrobes, doorway leading to En-suite shower room.

EN - SUITE SHOWER ROOM 5'10" x 8'6" (1.78m x 2.59m)

Comprising of double shower, pedestal wash hand basin and low flush WC. Upvc double glazed window to rear elevation and radiator.

BEDROOM 2 12' x 11' (3.66m x 3.35m)

Upvc double glazed window to rear aspect, radiator, built-in wardrobe, coving to ceiling and doorway leading to En-suite shower room.

EN- SUITE SHOWER ROOM 8'3" x 4' (2.51m x 1.22m)

Comprising of double shower, pedestal wash hand basin and low flush WC, Upvc double glazed window to rear elevation and radiator.

BEDROOM 3 12'3" x 8'6" (3.73m x 2.59m)

With Upvc double glazed window to front aspect, radiator, built-in fitted double wardrobe.

BEDROOM 4 15'5" x 11'2" max/7'2" min (4.70m x 3.40m max/2.18m min)

Upvc double glazed window to front aspect and radiator.

FAMILY BATHROOM 8'6" x 7'8" (2.59m x 2.34m)

Comprising bath, shower cubicle with tiled surround, pedestal wash hand basin and W.c. tiled splashbacks, radiator, ceiling spotlighting, extractor fan and Upvc double glazed window to rear elevation.

OUTSIDE

Tarmac driveway to side providing off road parking. Side gate leading to well maintained enclosed rear garden, mainly laid to lawn with far reaching rural views.

GARAGE

An attached single garage with parking to front, rear personal door to garden.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.





PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.

APPRAISALS

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

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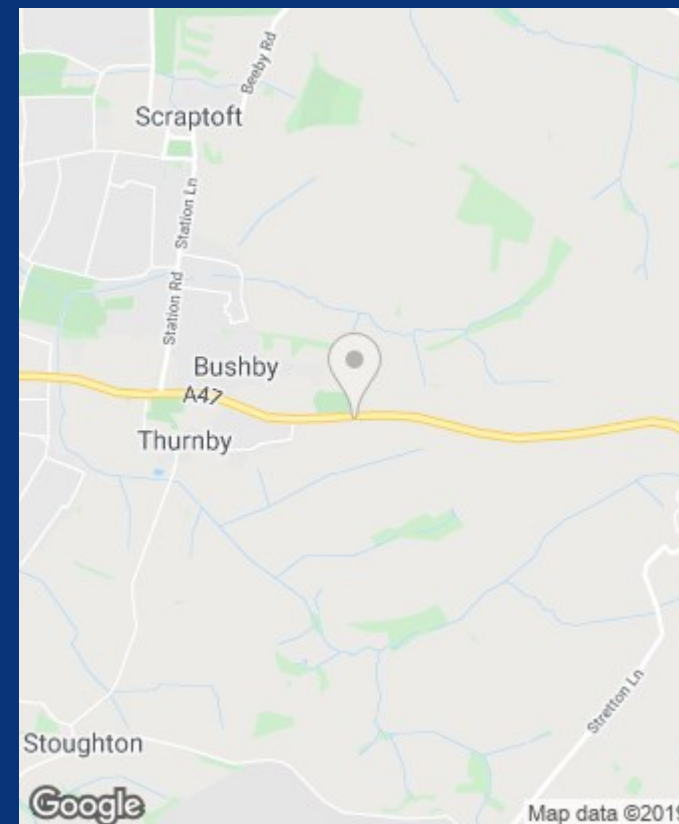
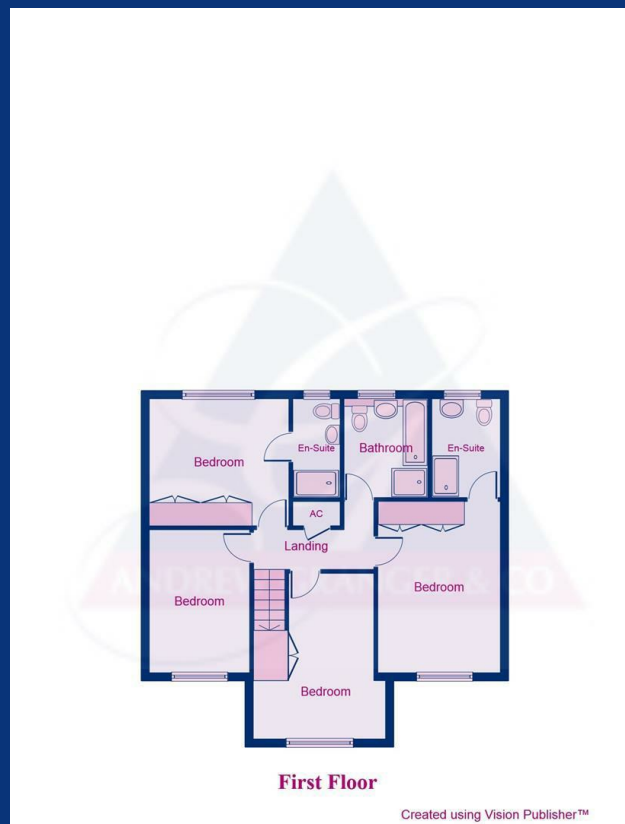
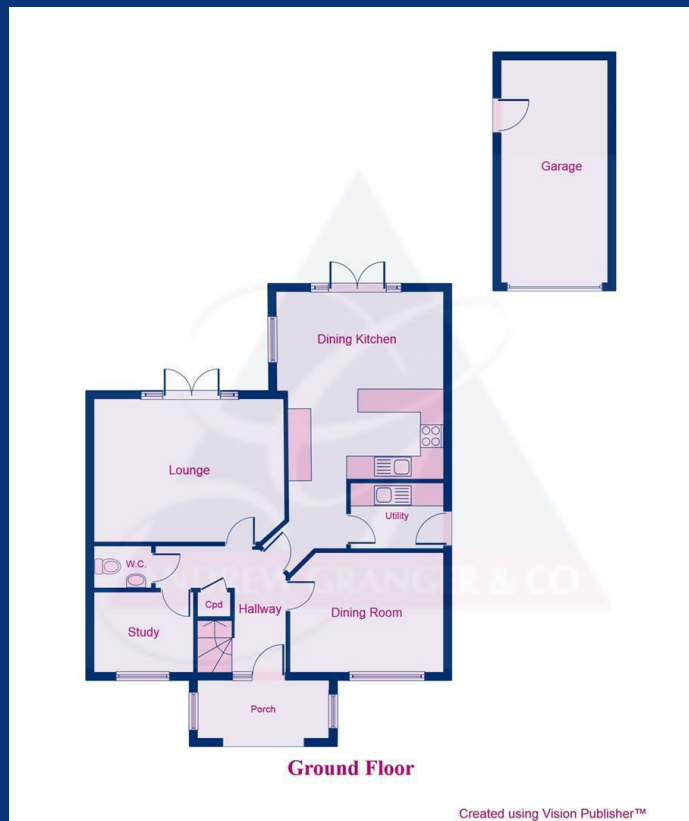
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