



JAMES  
SELICKS

## 2 THE COPSE

BUSHBY, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES



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## 2 The Copse, Bushby, Leicestershire LE7 9RW

An attractive five bedroom detached family home with a double garage, boasting generous accommodation, built in 2003 as part of this superb, private gated development of just nine properties.

uPVC double glazing | entrance hall | cloakroom | study | sitting room | family room | dining kitchen | utility room | dining room | galleried landing | master bedroom | en-suite | bedroom two | en-suite | two further double bedrooms | one single bedroom | family bathroom | generous lawned plot | driveways | garage/workroom | EPC - D

### LOCATION

The property is located within an exclusive gated development lying just off A47 Uppingham Road in the village of Bushby, approximately five miles east of Leicester city centre providing convenient access. The village provides a parish church, local thatched roof pub and the popular village primary school of St Luke's filtering into the renowned Gartree High School and Beauchamp College found at nearby Oadby.

### ACCOMMODATION

The property is entered via a uPVC double glazed door leading into a spacious reception hall housing the staircase to the first floor, a useful large storage cupboard beneath and a cloakroom with a window to the front providing a two piece suite. A good-sized study provides a range of built-in furniture with two workstations, a large built-in cupboard and a window to the front. Double doors lead into the dining room which enjoys a square bay window to the front. The family room has French doors leading onto the garden. The sitting room offers a dual aspect with a window to the front and French doors leading onto the garden, an Inglenook brick fireplace with oak beam above and inset cast iron grate. The superb dining kitchen boasts an excellent range of eye and base level units and drawers, preparation surfaces, tiled splashbacks, one and a half bowl stainless steel sink and drainer unit with mixer tap above, a Rangemaster stainless steel cooker with five-ring hob and stainless steel extractor unit with lighting above, integrated dishwasher, double fridge and double freezer, space for a dining table, halogen down spotlights, tiled flooring and two windows to the rear.

A utility room provides a further range of eye and base level units and drawers, a large work surface, a stainless steel sink, plumbing for automatic washing machine and tumble dryer, window to the front and door to the garden.

To the first floor a galleried landing houses a large airing cupboard and gives access to the master bedroom which has a window to the rear elevation, boasts an excellent range of built-in wardrobes and a recently renovated en-suite shower room with a four piece suite comprising a large walk-in shower enclosure, low flush WC, twin wash hand basins with storage beneath, electric shaver point, bidet, part tiled walls and tiled flooring, window to the rear. Bedroom two has a window to the front, built-in wardrobes, a further built-in walk-in cupboard and a recently renovated en-suite shower room with a three piece suite comprising shower cubicle, low flush WC and wash hand basin, electric shaver point, part tiled walls and tiled floor. Bedroom three has built-in wardrobes and a window to the front. Bedroom four has a window to the rear overlooking the garden. Bedroom five has a window to the front and a built-in cupboard. The family bathroom has a four piece suite comprising shower enclosure, wash hand basin, electric shaver point, low flush WC and Jacuzzi bath, part tiled walls and tiled floor and a window to the rear.

### OUTSIDE

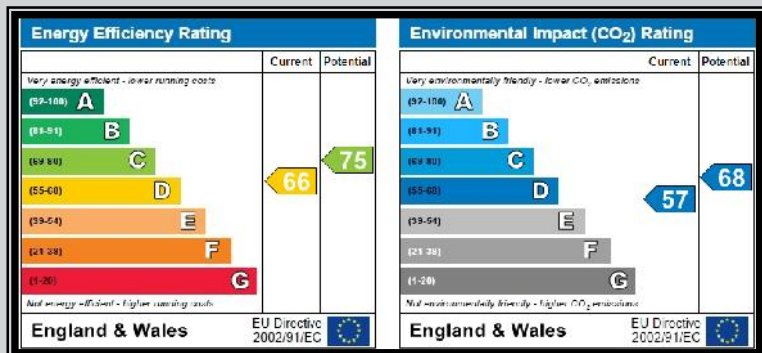
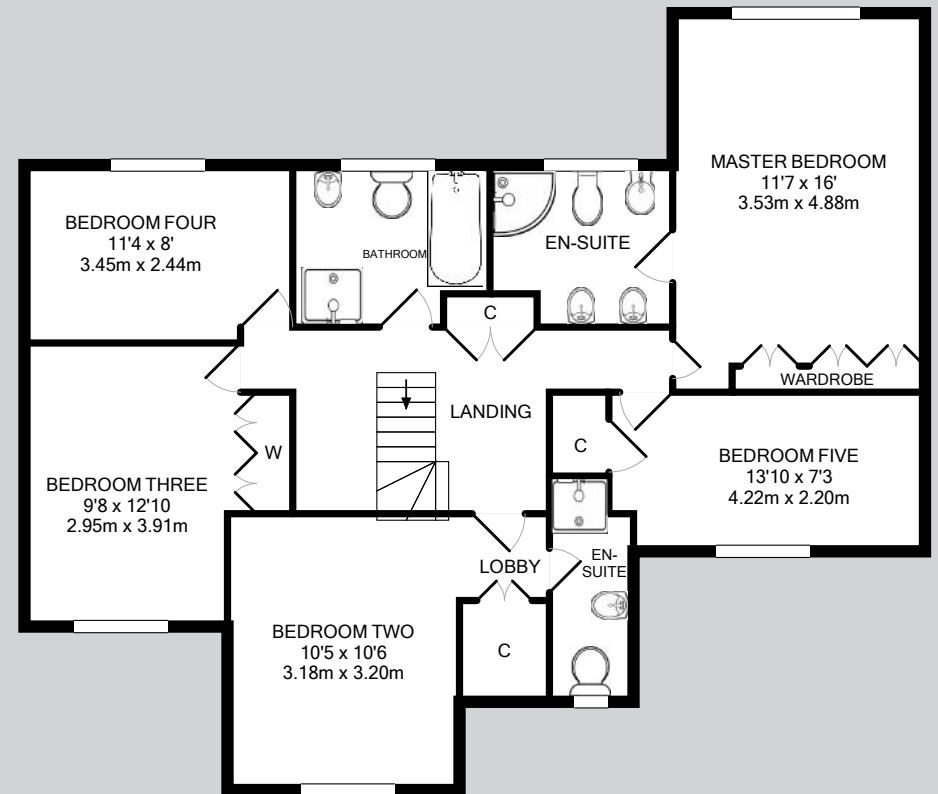
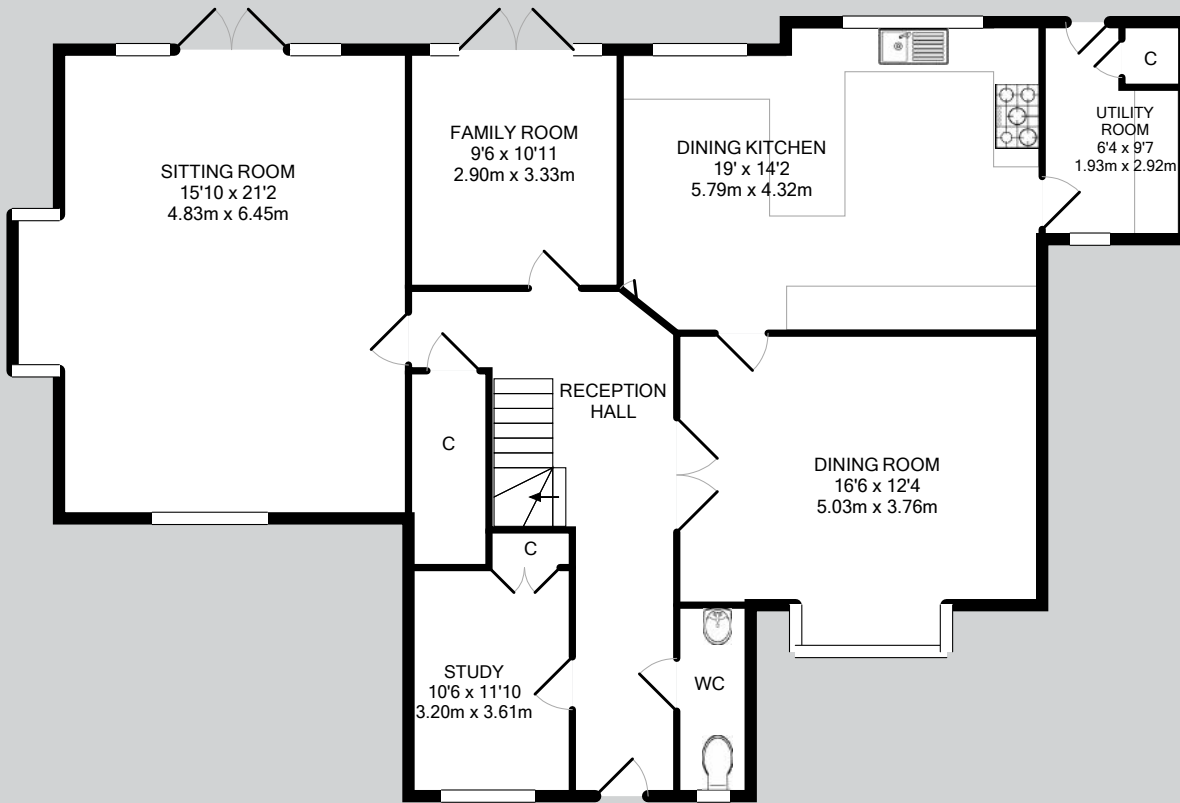
The development is accessed via electric gates leading into the close. To the side of the property is a double width driveway providing off-street car standing and giving access to the detached double garage (half converted into a fully insulated workshop with an external side door and further internal door to the remaining garage space, easily re-converted back to its former use if desired). Behind the garage are double gates which lead to additional driveway space suitable for a car/caravan. To the rear of the property are established gardens, mainly laid to lawn with mature trees and two patio entertaining areas.

### DIRECTIONAL NOTE

Proceed out of Leicester on the A47 Uppingham Road in an easterly direction, continue through the village where the entrance to the development can be located opposite the Wadkins sports ground. Continue through the electrically operated gates where the house can eventually be located on the left hand side.







**2 The Copse, Bushby, Leicestershire LE7 9RW**  
 Total Approximate Gross Internal Floor Area  
 2217 SQ FT / 206 SQ M  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.



**JAMES SELICKS**

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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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