



JAMES
SELICKS

10 THE CEDARS

BUSHBY, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



SALES LETTINGS SURVEYS MORTGAGES

10 The Cedars

Bushby
Leicester
LE7 9RZ

A stunning, beautifully presented, four bedroom three bathroom detached family home built by Messrs Crest Nicholson Homes in 2007 to a high specification.

Open canopy porch | entrance hall | cloakroom | sitting room | dining room | study | breakfast kitchen | utility room | stairs to first floor landing | four bedrooms | two en-suites | family bathroom | lawned front garden | driveway | double garage | rear lawned gardens | EPC - C

LOCATION

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

ACCOMMODATION

An open porch and uPVC double glazed door leading into the entrance hall with oak flooring housing the stairs to first floor with an understairs storage cupboard beneath. A cloakroom provides a white two piece suite comprising low flush WC and wash hand basin. The sitting room has a gas living flame effect fire with limestone surround and uPVC double glazed doors with windows to sides to the rear. The dining room has oak flooring and a uPVC double glazed window to the front elevation. The study has oak flooring and a uPVC double glazed window to the front elevation. The breakfast kitchen has a range of cream urban gloss fronted eye and base level units, granite worktops, Bosch double oven, four-ring gas hob and stainless steel extractor over, undermounted one and a quarter

bowl sink with swan neck mixer tap over, integrated dishwasher, fridge and freezer, polished porcelain tiled flooring, uPVC double glazed windows to the side elevation and double doors to the rear. A utility room provides a range of base level units with granite worktop over, undermounted stainless steel sink with mixer tap over, polished porcelain flooring, Potterton wall mounted boiler and a double glazed door to side.

To the first floor a landing houses the airing cupboard. The master bedroom has built in wardrobes, a uPVC double glazed window to the front and an en-suite shower room with a white three piece suite comprising low flush WC, pedestal wash hand basin, double shower cubicle and a uPVC double glazed window to the rear. Bedroom two has built in wardrobes, a uPVC double glazed window to the rear and an en-suite shower room with a white three piece suite comprising low flush WC, pedestal wash hand basin, double shower cubicle and a uPVC double glazed window to the rear. Bedroom three has built in wardrobes and a uPVC double glazed window to the front. Bedroom four has a uPVC double glazed window to the front. The bathroom has a white four piece suite comprising low flush WC, wash hand basin, panelled bath with shower attachment over, separate shower cubicle and a uPVC double glazed window to the rear.

OUTSIDE

to the front of the property are lawned gardens with a side tarmac driveway providing access to a double garage with twin up and over doors. To the rear of the property are paved patio areas, a timber arbour, lawned gardens and part walled boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction. On entering the village of Bushby continue proceed past Main Street where The Cedars Development can be found on the right hand side, behind electrically operated gates.

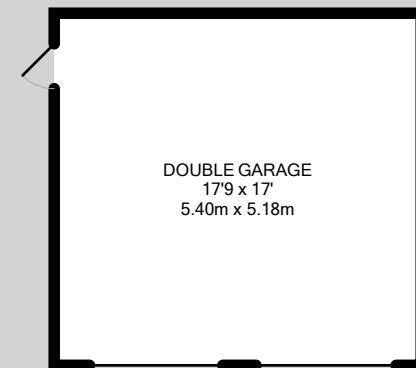
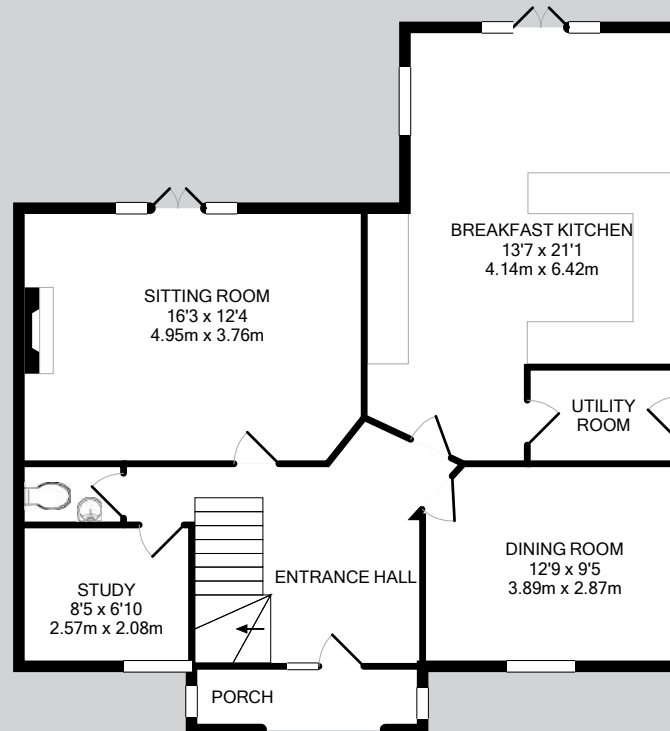
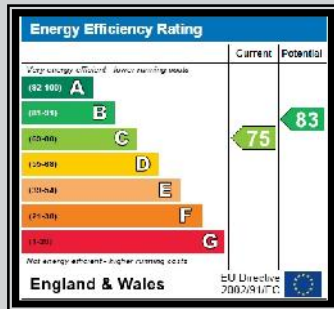
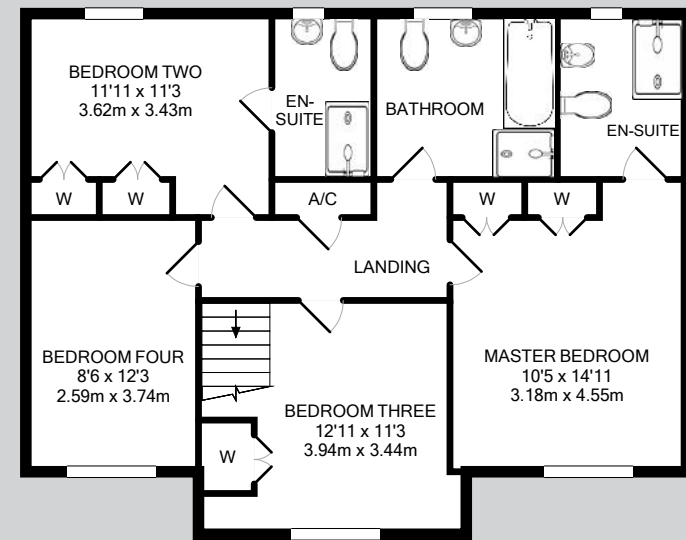




10 The Cedars, Bushby, Leicester LE7 9RZ

Total Approximate Gross Internal Floor Area = 1900 SQ FT / 176 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.





**JAMES
SELICKS**

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each other.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

SALES LETTINGS SURVEYS MORTGAGES

Ravensworth 01670 713330