

11 WINKADALE CLOSE

BUSHBY, LEICESTERSHIRE



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



11 Winkadale Close

Bushby
Leicester
LE7 9RY

An immaculately presented, modern five bedroom, four bathroom detached family home positioned on this exclusive gated development built by Messrs. Twigden Homes. The property was formerly the show house and as such is presented to exacting specifications.

Entrance hall | cloakroom | sitting room | dining room | study/family room | living kitchen | utility room | four first floor bedrooms | two en-suites | family bathroom | second floor bedroom five | en-suite | lawned front gardens | driveway | double garage | lawned rear gardens | field views | EPC - C

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.

ACCOMMODATION

The property is entered via a front door with uPVC double glazed windows to sides into an entrance hall housing a useful storage cupboard. A cloakroom provides a two piece suite comprising low flush WC and pedestal wash hand basin. The sitting room has a gas living flame effect fire with limestone surround and double doors to the rear elevation. The dining room has a uPVC double glazed bay window to the front elevation. The study/family room has a uPVC double glazed bay window to the front elevation.

The living kitchen has a good range of black urban gloss fronted eye and base level units, polygranite preparation surfaces and breakfast bar, an undermounted stainless steel sink with chrome swan neck mixer tap over, Smeg range double oven with five-ring gas hob over and stainless steel canopy extractor above, integrated dishwasher and fridge-freezer, uPVC double glazed doors with windows to sides, to the rear elevation. A utility room houses the enclosed Glow Worm wall mounted boiler and provides a range of black urban gloss fronted base level units, stainless steel sink with mixer tap over, plumbing for automatic washing machine, space for condenser dryer and a uPVC double glazed door to the side elevation.





To the first floor a galleried landing with a uPVC double glazed window to the front elevation houses the stairs to the second floor. The master bedroom which has built-in wardrobes, uPVC double doors with windows to sides to a Juliet balcony to the rear elevation and an en-suite with a white three piece suite comprising low flush WC, pedestal wash hand basin and a double shower enclosure, chrome heated towel rail and a uPVC double glazed window to the side elevation.

Bedroom two has built-in wardrobes, a uPVC double glazed window to the rear and an en-suite with a white three piece suite comprising low flush WC, pedestal wash hand basin and a double shower enclosure, chrome heated towel rail and a uPVC double glazed window to the rear elevation. Bedrooms three and four each have uPVC double glazed bay windows to the front elevation. The family bathroom has a white three piece suite comprising low flush WC, pedestal wash hand basin and a panelled bath with shower attachment over, chrome heated towel rail and a uPVC double glazed window to the side elevation.



To the second floor a landing houses walk-in airing cupboard and gives access to bedroom five, having two uPVC double glazed windows to the front and rear elevations, eaves storage and an en-suite with a white three piece suite comprising low flush WC, pedestal wash hand basin and a shower enclosure, heated towel rail.

OUTSIDE

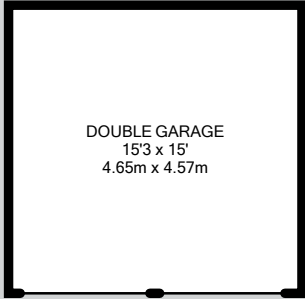
To the front property are lawned gardens with planted borders and a block paved driveway leading to brick built double garage with twin up and over doors. To the rear of the property are lawned gardens with paved patio areas, mature trees and shrubs, abutting open fields.

DIRECTIONAL NOTE

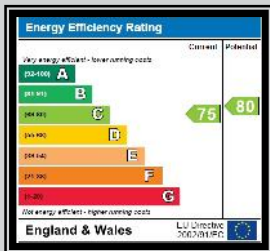
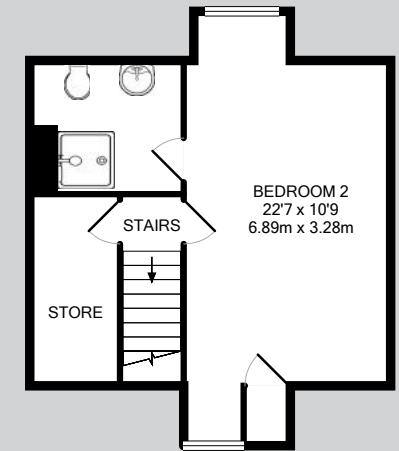
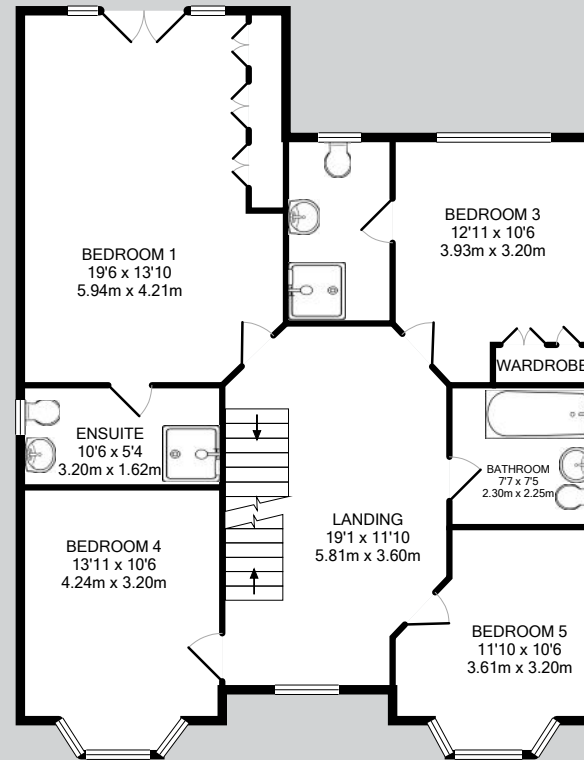
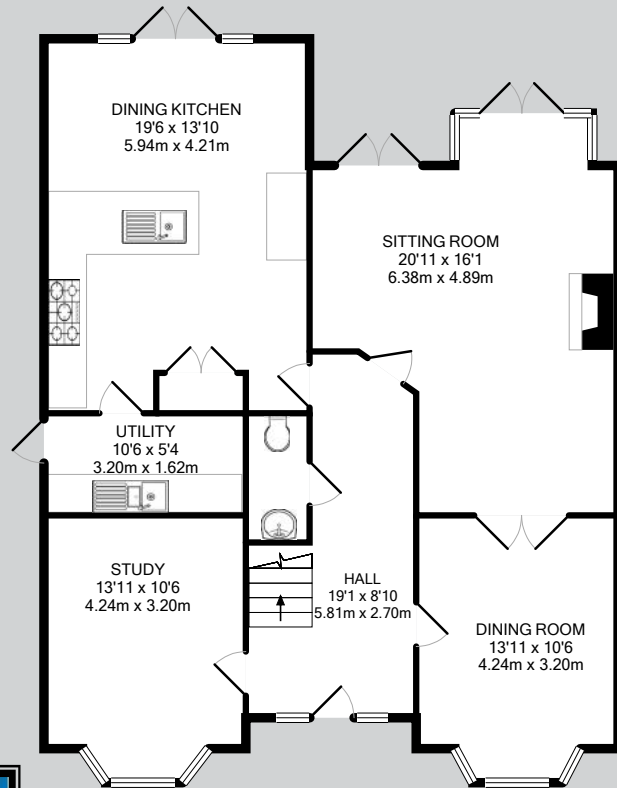
Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, passing through Bushby village where Winkadale Close is the last right turn before the end of the village, accessed via electrically operated gates.







11 Winkadale Close, Bushby, Leicester LE7 9RY
 Total Approximate Gross Internal Floor Area
 House = 2359 SQ FT / 219 SQ M
 Garage = 228 SQ FT / 21 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.





**JAMES
SELLICKS**

www.jamesellicks.com

Leicester Office
56 Granby Street
Leicester LE1 1DG
0116 2854 554
info@jamesellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437



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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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