



55 Zouche Way, Bushby, Leicester LE79DT

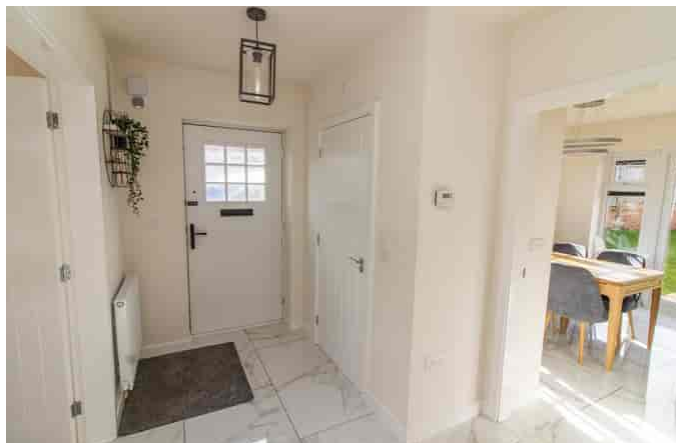
MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Detached Family Home
- Open Aspect Views To Front
- Sought After Residential Development
- Easy Access Local Facilities & Places of Worship
- Kitchen/Dining Room & Utility Room
- Lounge With Media Unit
- En Suite & Four Piece Family Bathroom
- Ideal For Growing Family

Asking Price £445,000 Freehold



Beautifully presented executive modern detached family home benefitting from stunning open aspect views situated on the edge of this popular residential development offering easy access to all local amenities and places of worship. This lovely home is presented to the highest level and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor reception hall, cloakroom/WC, lounge with feature media unit, well fitted kitchen/dining room with integrated appliance's and utility room and to the first floor master bedroom with en-suite, three further bedrooms and four piece family bathroom and stands with enclosed garden with access to parking and garage. The property would ideally suit the growing family and we recommend an internal viewing.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

RECEPTION HALL

14' 4" x 7' 2" (4.37m x 2.18m) Stairwell leading to first floor accommodation, radiator, under stairs cupboard, Carrera marble effect large tiled flooring.

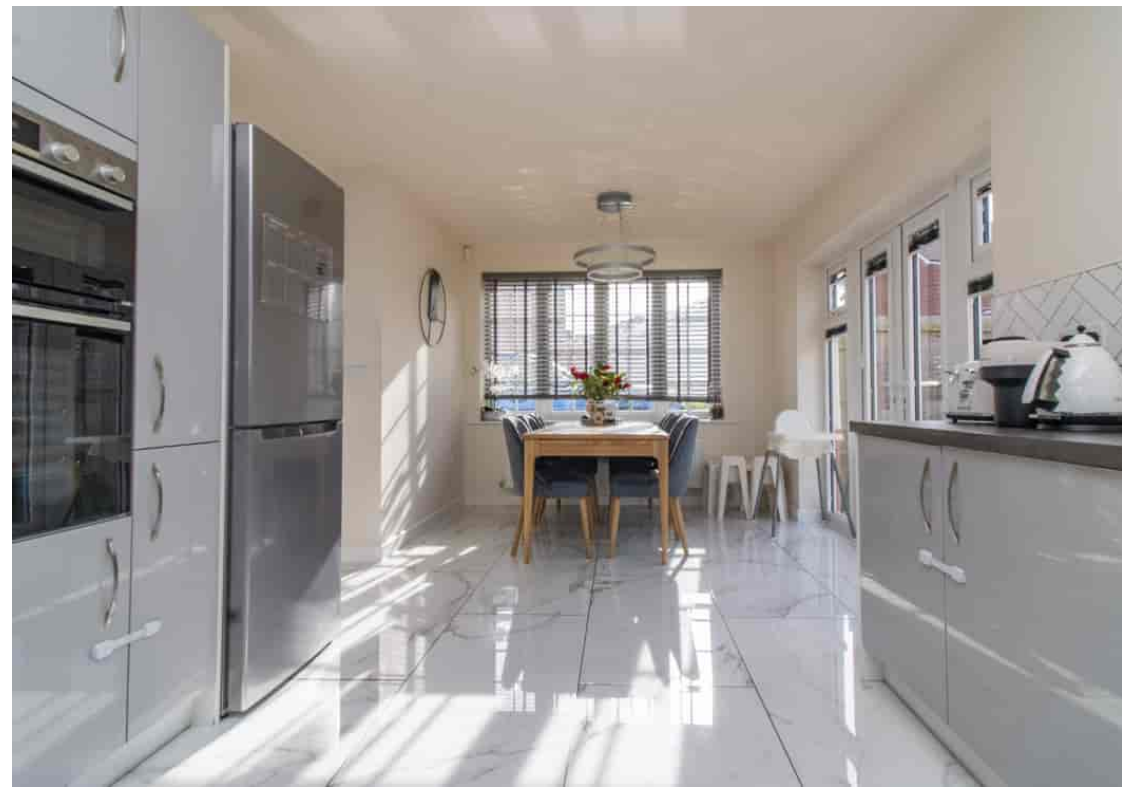
CLOAKROOM

Low level WC and wash hand basin, heated towel rail, Carrera marble effect large tiled flooring.



LOUNGE

20' 0" x 11' 2" (6.10m x 3.40m) Feature media unit incorporating large TV space and display shelving, TV point, radiators, UPVC sealed double glazed side bay window with open aspect views across open countryside.





KITCHEN/DINING ROOM

20' 0" x 10' 6" (6.10m x 3.20m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards, complementary wall mounted eye level cupboards, built in oven/grill and four piece ceramic hob with extractor fan overset in stainless steel hood, integrated dishwasher, UPVC sealed double glazed window, Carrera marble effect large tiled flooring, tiled splash backs, UPVC sealed double glazed French doors to rear garden.

UTILITY ROOM

7' 4" x 5' 2" (2.24m x 1.57m) Work surface with matching upturn and cupboard under, complementary wall mounted eye level cupboards, utility space with plumbing for washing machine and tumble dryer space, wall mounted gas boiler.

FIRST FLOOR LANDING

Shelved cupboard, access to loft space.

BEDROOM 1

11' 7" x 10' 7" (3.53m x 3.23m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

EN-SUITE SHOWER ROOM

7' 1" x 5' 5" (2.16m x 1.65m) Three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window.

BEDROOM 2

10' 10" x 10' 10" (3.30m x 3.30m) Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 3

11' 1" x 9' 2" (3.38m x 2.79m) UPVC sealed double glazed dual aspect windows, radiator, fitted wardrobe.

BEDROOM 4

9' 1" x 8' 4" (2.77m x 2.54m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

9' 9" x 5' 6" (2.97m x 1.68m) Four piece suite comprising paneled bath, walk in tiled shower cubicle, vanity sink unit and low level WC, heated towel rail.

OUTSIDE

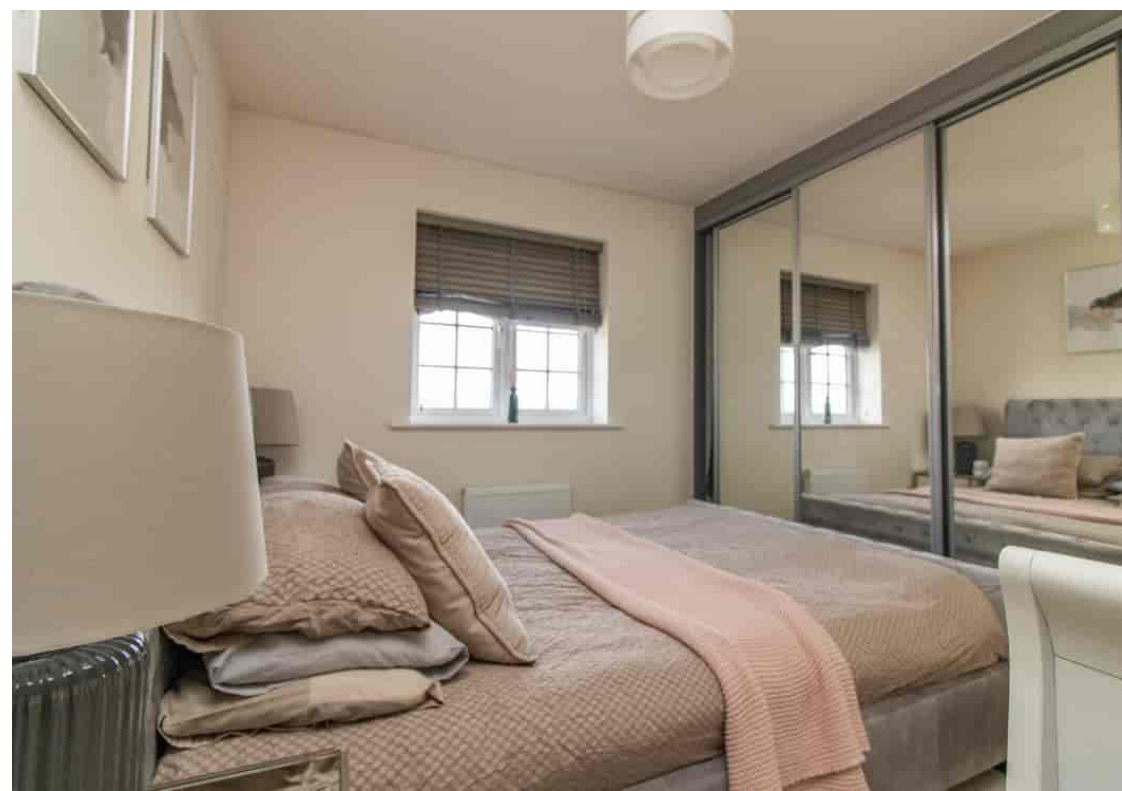
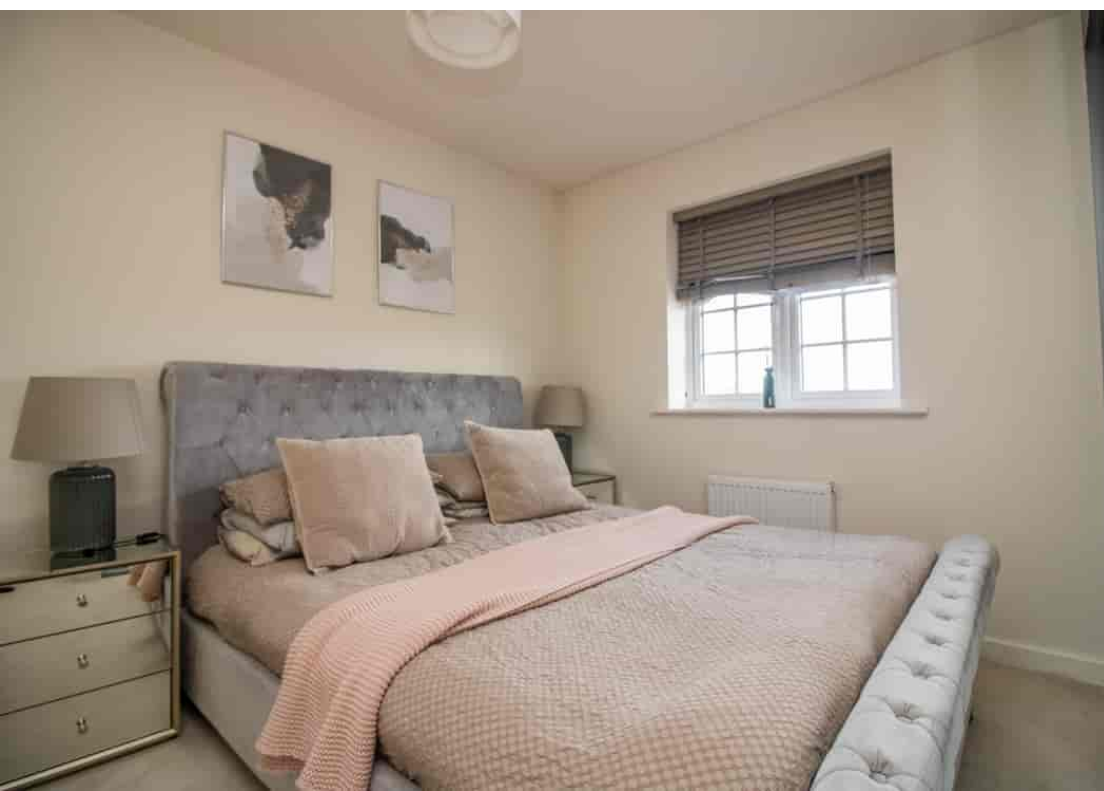
Enclosed patio and lawn garden to rear with gated access leading to parking and single garage. Open aspect views to front over open countryside.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.









VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor

TENURE

Freehold

Please note there is a annual green charge of for the upkeep of communal green areas including a children's play area.

EPC RATING

B

COUNCIL TAX BAND

Harborough E

IMPORTANT INFORMATION

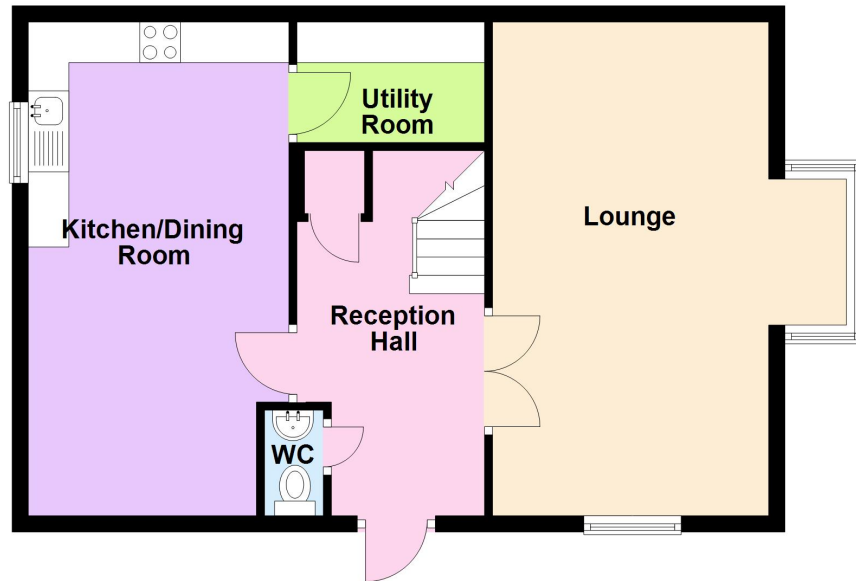
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

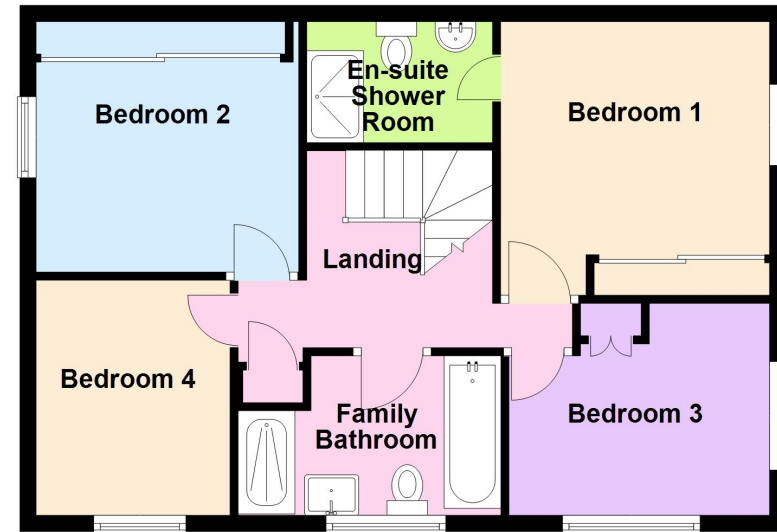




Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

