



3 Newstead Avenue, Bushby, Leicester LE79QE

MOORE  
& YORK





### Property at a glance:

- Detached Family Home
- Excellent Development Potential (STP)
- Lounge, Dining Room & Kitchen/Breakfast Room
- Ample Parking & Garage
- Exclusive Cul-De-Sac Location
- Gas Central Heating & D\G
- Four Bedrooms & Bathroom
- No Onward Chain

Asking Price £475,000 Freehold



Extended four double bedroom detached family home set in private gardens nestled in this exclusive cul-de-sac in the heart of the sought after village of Bushby. The property retains many character features and offers potential for a fabulous home and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, lounge, kitchen/breakfast room and extended dining area and to the first floor four bedrooms and family bathroom. This lovely home offers great development potential(STP) and stands with gardens to front and rear with parking and garage. The property is being sold with no onward chain and we recommend a early viewing.

### DETAILED ACCOMMODATION

Hardwood and glazed door leading to;

#### ENTRANCE PORCH

Quarry tiled flooring, UPVC sealed double glazed window, hardwood and glazed door leading to;

#### ENTRANCE HALL

Parquet flooring, stairs leading to first floor accommodation, cloaks cupboard.

#### CLOAKROOM/WC

Low level WC and pedestal wash handbasin, large tiled flooring with inset diamond shaped tiles.

#### LOUNGE

18' 6" max x 14' 4" max (5.64m x 4.37m) Parquet flooring, UPVC sealed double glazed window, TV point, UPVC sealed double glazed door to rear garden, double doors leading to;



#### DINING ROOM

14' 4" x 8' 9" (4.37m x 2.67m) Radiator, dual aspect UPVC sealed double glazed windows.

#### KITCHEN/BREAKFAST ROOM

Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, UPVC sealed double glazed window overlooking rear garden, plumbing for washing machine, serving hatch, tiled splash backs, UPVC sealed double glazed door to garden.

#### FIRST FLOOR LANDING

Access to loft space, airing cupboard, UPVC sealed double glazed window.

#### BEDROOM 1

13' 5" x 11' 7" (4.09m x 3.25m) Radiator, UPVC sealed double glazed window, built in wardrobe.











## BEDROOM 2

11' 0" x 10' 8" (3.35m x 3.25m) Radiator, UPVC sealed double glazed window, built in cupboard housing central heating boiler.

## BEDROOM 3

10' 2" x 8' 2" (3.10m x 2.49m) Radiator, UPVC sealed double glazed window, built in cupboard.

## BEDROOM 4 (OFF BEDROOM 3)

14' 6" x 8' 4" (4.42m x 2.54m) Dual aspect UPVC sealed double glazed window, radiator.



## BATHROOM

8' 8" x 5' 9" (2.64m x 1.75m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window.

## OUTSIDE

Open plan lawn and evergreen garden to front and graveled driveway providing parking leading to garage with electrically operated roller door. Further established private gardens to rear comprising patio and lawns with evergreen and floral borders and beds. Flagstone pathway leading to rear patio with summer house.

## 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.

## EPC RATING

C

## COUNCIL TAX BAND

Harborough E

## TENURE

Freehold

## 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.













## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.







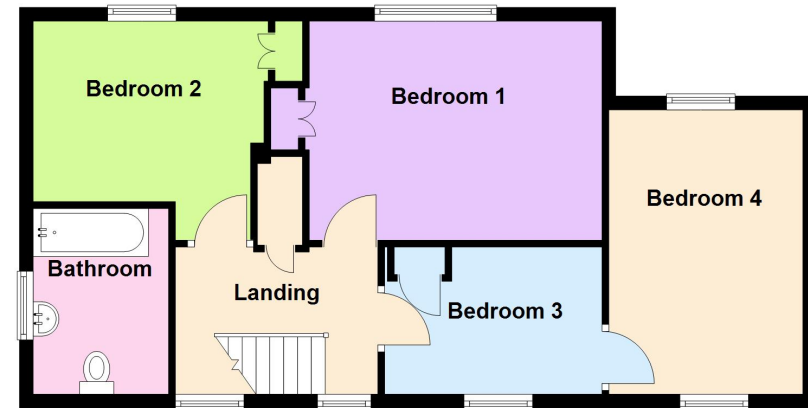




**Ground Floor**



**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



