



21 Bramley Orchard, Bushby, Leicester LE79RU

MOORE  
& YORK





### Property at a glance:

- Executive Detached Family Bungalow
- Highly Sought After Village Location
- Easy Access Local Facilities & Highly Rated Schools
- Corner Plot & Double Detached Garage
- Lounge/Dining room & Kitchen/Breakfast Room
- En Suite & Family Bathroom
- Three Double Bedrooms
- No Onward Chain

Guide Price £550,000 Freehold



Executive detached family bungalow nestled within this exclusive cul-de-sac location situated in the popular village of Bushby's most favourable locations offering easy access to to all local facilities, including highly rated schooling, and within a short drive of beautiful open countryside. This lovely home is being sold with no onward chain and the centrally heated and double glazed accommodation briefly comprises entrance porch, reception hall, lounge/dining room with feature raises dining area, kitchen/breakfast room with integrated appliances, master bedroom with en-suite shower room, two further double bedrooms and family bathroom. The property stands on a corner plot with lawned gardens to front and rear with double driveway and detached double garage. Rarely do properties of this style and location become available and we recommend an early viewing.

### DETAILED ACCOMMODATION

Hardwood and glazed door leading to

#### ENTRANCE PORCH

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

#### RECEPTION HALL

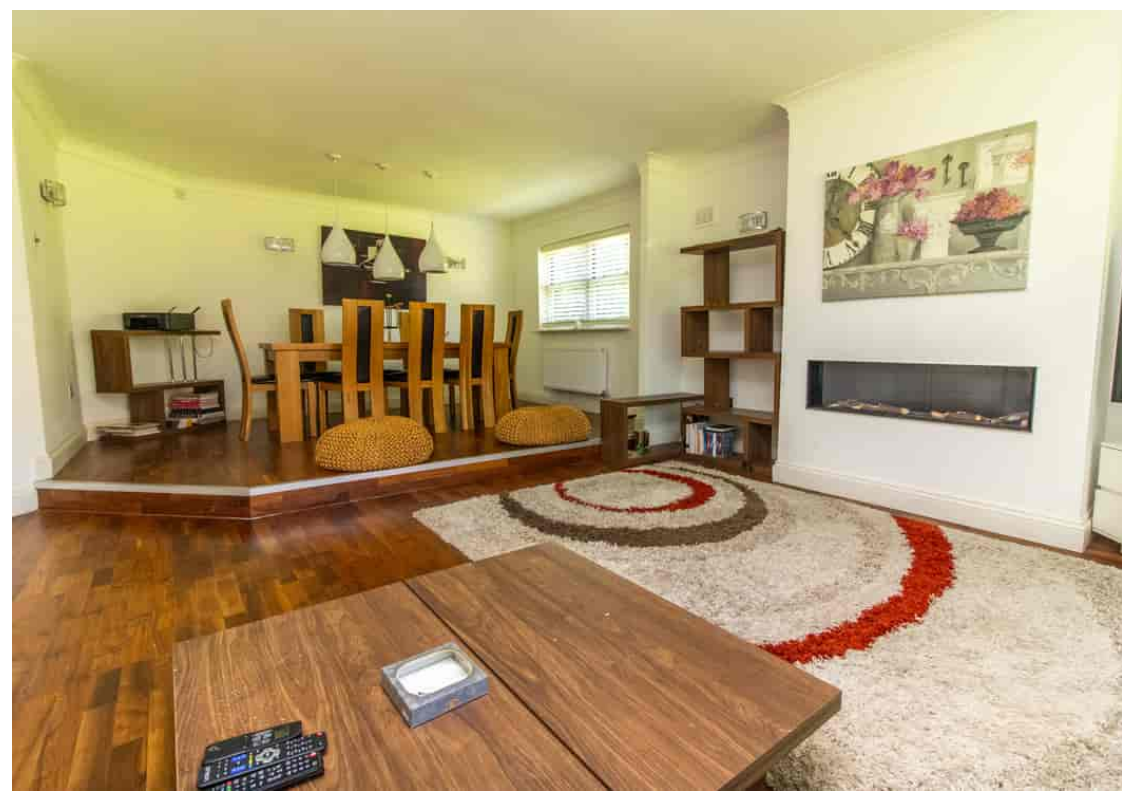
Radiators, access to loft space, storage cupboard, inset spotlights



### LOUNGE/DINING ROOM

23' 7" x 16' 10" (7.19m x 5.13m) Feature raised dining area, dual aspect sealed double glazed sash windows, radiators, inset raised log effect fire, sealed double glazed sash window bay window, TV point











### KITCHEN/BREAKFAST ROOM

24' 8" x 10' 8" (7.52m x 3.25m) Fitted in an extensive range of soft close units comprising inset stainless steel sink unit with mixer tap over and cupboards under, matching base units with granite countertops and deep drawers and cupboards under, integrated dishwasher, washing machine and fridge/freeze, built in Neff twin oven, microwave and Bosch five piece burner with extractor fan over set in stainless steel hood, tall larder cupboard, inset spotlights, UPVC sealed double glazed bi-fold doors to rear garden, archway leading to

### CONSERVATORY

13' 10" x 9' 4" (4.22m x 2.84m) Sealed double glazed windows and door to garden, radiator

### BEDROOM 1

14' 10" x 10' 0" (4.52m x 3.05m) Walk in wardrobe with hanging space and shelving, radiator, sealed double glazed window

### EN-SUITE SHOWER ROOM

Three piece suite comprising walk in natural rainwater shower cubicle, vanity sink unit set in bathroom cabinet and low level WC, large tiling throughout, heated towel rail, tiled flooring.

### BEDROOM 2

13' 0" x 9' 10" (3.96m x 3.00m) Radiator, sealed double glazed sash window, built in wardrobes.

### BEDROOM 3

9' 10" x 9' 10" (3.00m x 3.00m) Radiator, sealed double glazed sash window, built in wardrobes.

### FAMILY BATHROOM

9' 10" x 6' 2" (3.00m x 1.88m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, large tiled splash backs, tiled flooring.

### OUTSIDE

The property stands on a good sized corner plot comprising a lawn frontage with inset floral and evergreen beds and mature trees and enclosed garden to rear with decked seating area, lawns with evergreen and floral borders and block paved pathway leading to gated access to detached double garage with up and over doors accessed via double driveway providing further parking.

### VIEWING

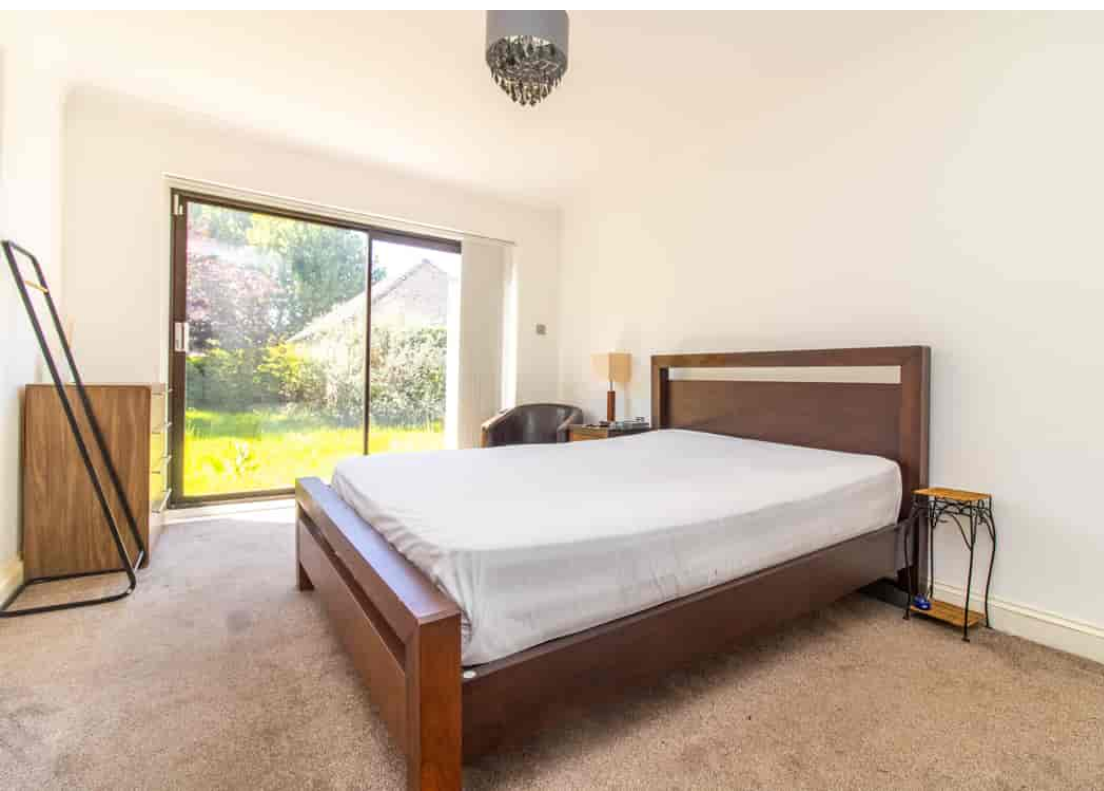
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.















## 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.

## 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

## EPC RATING

TBC

## COUNCIL TAX BAND

Harborough F



## 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.



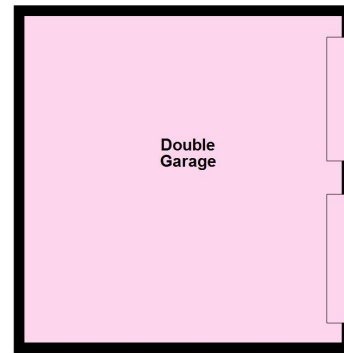








Ground Floor



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



