



10 Newstead Avenue, Bushby, Leicester LE79QE

MOORE  
& YORK





### Property at a glance:

- Executive Detached Family Home
- Excellent Order Throughout
- Four Doubled Bedrooms
- Family Bathroom & Two En-Suites
- Stunning Gardens
- Lounge, Dining Room & Kitchen/Breakfast Room
- Sought After Village Location
- Viewing Essential

**£595,000 Freehold**



Beautifully presented extended four double bedroom detached family home set in stunning gardens in this exclusive cul-de-sac in the heart of the sought after village of Bushby. This fabulous home has been maintained to the highest of standards and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, reception hall, lounge, dining room, cloakroom/WC, well fitted kitchen breakfast room, utility room, and study and to the first floor master bedroom with en-suite, further bedroom with en-suite, two double bedrooms and family bathroom and stands with ample parking and double garage to front and stunning gardens to rear. Rarely do properties of this quality and size become available and we highly recommend an internal viewing.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panels leading to

#### ENTRANCE PORCH

UPVC sealed double glazed door with matching side panels leading to

#### RECEPTION HALL

15' 1" x 5' 9" (4.60m x 1.75m) Covered radiator, stairs leading to first floor accommodation

#### CLOAKROOM/WC

Two piece suite comprising low level WC and wash hand basin, heated towel rail, large tiled throughout



### LOUNGE

20'7" x 12' 1" (6.63m x 3.45m) UPVC sealed double glazed bow window to front aspect, covered radiator, TV point, real flame effect gas fire set in display surround, UPVC sealed double glazed side windows providing an abundance of natural light

### DINING ROOM

12'1" x 10' 6" (4.45m x 3.45m) Covered radiator, UPVC sealed double glazed french doors with matching side panels leading to rear garden











## KITCHEN/BREAKFAST ROOM

12' 4" x 11' 0" (3.81m x 3.35m) Well fitted in an extensive range of units comprising one and half bowl sink unit with cupboards under, matching range of base units with marble effect work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and grill, four piece ceramic hob with extractor fan over set in stainless steel hood, integrated dishwasher, breakfast bar, concealed Worcester central heating boiler, concealed lighting to work surfaces, glazed display cabinet, UPVC sealed double glazed window, under stairs cupboard, tiled splash backs.

## UTILITY ROOM

9' 2" x 8' 6" (2.77m x 2.39m) One and a half bowl sink unit with cupboards under, work surface with drawers and cupboards under, plumbing for automatic washing machine, wall mounted eye level cupboards, tiled splash backs, shoe cupboard, private door to garage, radiator, UPVC sealed double glazed door to side aspect.

## STUDY

9' 2" x 7' 6" (2.44m x 2.01m) Radiator, UPVC sealed double glazed window overlooking rear garden.

## FIRST FLOOR LANDING

Access to loft space with pull down ladder, shelved airing cupboard

## BEDROOM ONE

18' 10" x 13' 4" (5.33m x 3.61m) Radiators, UPVC sealed double glazed windows, built in wardrobes

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, tiled throughout

## BEDROOM TWO

16' 2" x 12' 6" (5.33m x 3.61m) Radiator, UPVC sealed double glazed windows, built in wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, tiled throughout

## BEDROOM THREE

11' 10" x 10' 10" (3.61m x 3.30m) Radiator, UPVC sealed double glazed window, built in wardrobes.

## BEDROOM FOUR

11' 4" x 8' 11" (3.33m x 2.64m) Radiator, UPVC sealed double glazed window.

## FAMILY BATHROOM

8' 7" x 5' 11" (2.62m x 1.80m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail, half tiled walls, UPVC sealed double glazed windows















## OUTSIDE

Double tarmac driveway to front providing ample parking leading to double garage with electrically operated up and over door, open plan lawns with rockery border with inset evergreen. Stunning gardens to rear comprising large patio seating area with steps leading to further raised patio seating area, formal shaped lawns with well stocked evergreen and floral beds providing an abundance of colour, mature tree lined screening to rear.

## SERVICES

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

## 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 and 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.

## TENURE

Freehold

## COUNCIL TAX BAND

Harborough E

## 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.



## 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.





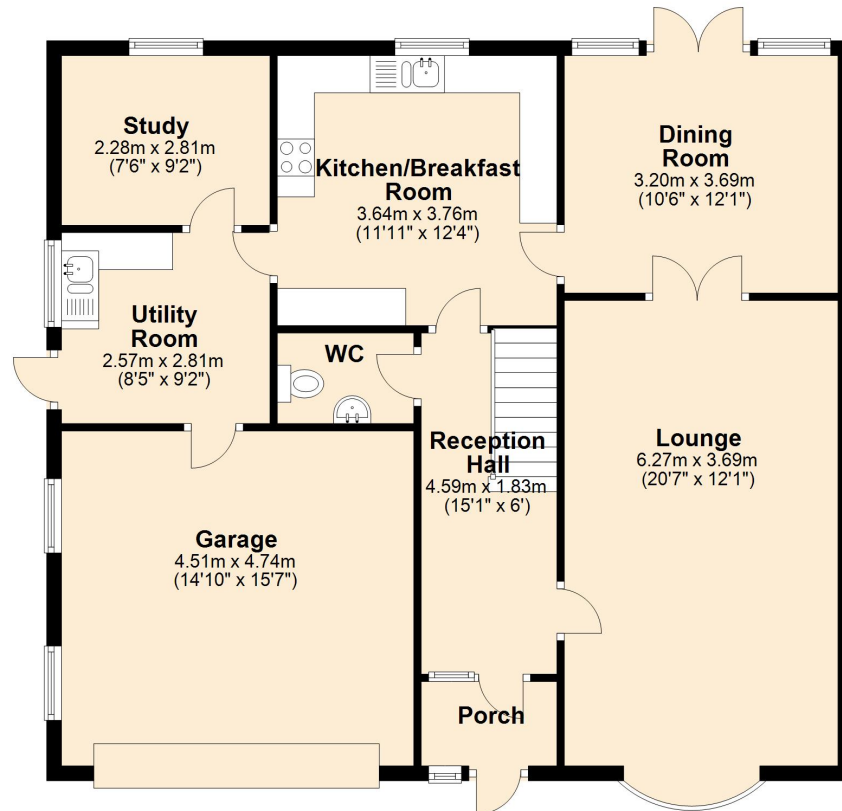






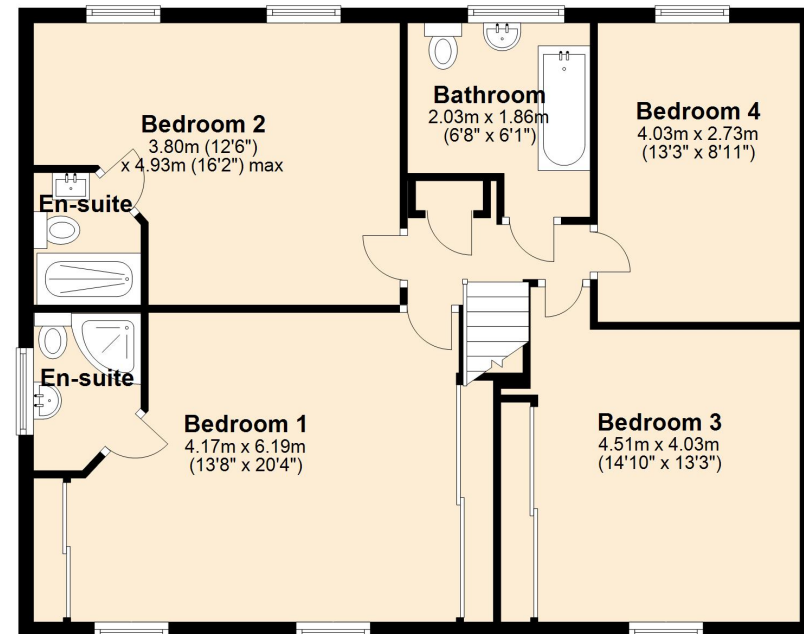
### Ground Floor

Approx. 100.3 sq. metres (1079.3 sq. feet)



### First Floor

Approx. 82.0 sq. metres (882.3 sq. feet)



Total area: approx. 182.2 sq. metres (1961.6 sq. feet)

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



