



6 Devenports Hill, Bushby, Leicester LE79NF

MOORE
& YORK



Property at a glance:

- Executive Refurbished Detached Family Home
- Feature Open Plan Living Area
- Newly Fitted Kitchen With Integrated Appliances
- Newly Fitted En-Suites & Family En-Suite
- Four Bedrooms
- Lounge, Dining Room & Conservatory
- Easy Access Local Facilities and Places of Worship
- No Upward Chain
- Internal Viewing Essential

£490,000 Freehold



Beautifully presented recently refurbished Executive modern detached family home standing in a cul-de-sac location in the heart of this popular select development in heart of the sought after suburb of Bushby offering easy access to local facilities and places of worship. The well appointed and presented accommodation is presented over two floors comprising to the ground floor reception hall, cloakroom/WC, lounge, dining room, feature open plan living area incorporating a newly fitted kitchen area with integrated appliances and a living /dining area with an open plan aspect to a spacious conservatory overlooking the rear garden and a utility room and to the first floor master bedroom with newly fitted en-suite, guest bedroom with newly fitted en-suite, two further bedrooms and family shower room. This lovely family home benefits from double glazing and gas heating and stands with ample parking to front and gardens to rear. The property is being sold with no upward chain and an internal viewing is essential to appreciate the calibre and size of accommodation provided.

DETAILED ACCOMMODATION

Leaded light sealed double glazed door with storm porch over leading to;

RECEPTION HALL

Polished porcelain tiled flooring, radiator, stairs leading to first floor accommodation, understairs cupboard.

CLOAKROOM/WC

Low level WC and vanity sink unit, Polished porcelain tiled flooring, radiator, sealed double glazed window.

LOUNGE

16' 10" x 11' 5" (5.13m x 3.48m) Polished porcelain tiled flooring, radiators, UPVC sealed double glazed bay window, TV point, coal effect gas fire set in cast iron, tiled and carved display fire surround



DINING ROOM

12' 4" x 9' 5" (3.76m x 2.87m) Polished porcelain tiled flooring, radiator, fitted shelved cupboard, UPVC sealed double glazed French doors leading to;

CONSERVATORY

Polished porcelain tiled flooring, radiator, UPVC sealed double glazed windows overlooking gardens, open plan aspect to:

OPEN PLAN KITCHEN/LIVING/DINING ROOM

23' 11" x 20' 2" (7.29m x 6.15m) Incorporating a newly fitted kitchen area comprising sink unit with cupboards under and mixer tap over, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, central island with inset four piece ceramic hob and pop up extractor fan and draws and cupboards under. UPVC sealed double glazed windows to front and rear aspect, Polished porcelain tiled flooring, radiators, French doors to rear garden.





UTILITY ROOM

9' 6" x 7' 9" (2.90m x 2.36m) Polished porcelain tiled flooring, central heating boiler, UPVC sealed double glazed window. UPVC sealed double glazed sliding patio door to side aspect, work surface.

FIRST FLOOR LANDING

Arched UPVC sealed double glazed picture window, radiator, access to loft with pull down ladder.

BEDROOM 1

12' 6" x 11' 7" (3.81m x 3.53m) UPVC sealed double glazed windows, radiator, built in wardrobes.

EN-SUITE SHOWER ROOM

10' 5" x 4' 4" (3.17m x 1.32m) Newly fitted three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, matching tiled flooring and walling, UPVC sealed double glazed window.

BEDROOM 2

19' 9" x 8' 6" (6.02m x 2.59m) UPVC sealed double glazed windows, radiators.

EN-SUITE

19' 9" x 8' 10" (6.02m x 2.69m) Newly fitted three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, matching tiled flooring and walling, UPVC sealed double glazed window.

BEDROOM 3

17' 1" x 8' 7" (5.21m x 2.62m) UPVC sealed double glazed windows, radiators.

BEDROOM 4

8' 9" x 7' 8" (2.67m x 2.34m) UPVC sealed double glazed window, radiator, built in wardrobe.

FAMILY SHOWER ROOM

7' 8" x 6' 5" (2.34m x 1.96m) Newly fitted three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC,, UPVC sealed double glazed window.

OUTSIDE

Driveway to front providing parking for four cars. Raised patio area to rear with steps leading to lawns and further side patio.

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

COUNCIL TAX BAND

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EPC RATING

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IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



PROPERTY INFORMATION QUESTIONNAIRE

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.

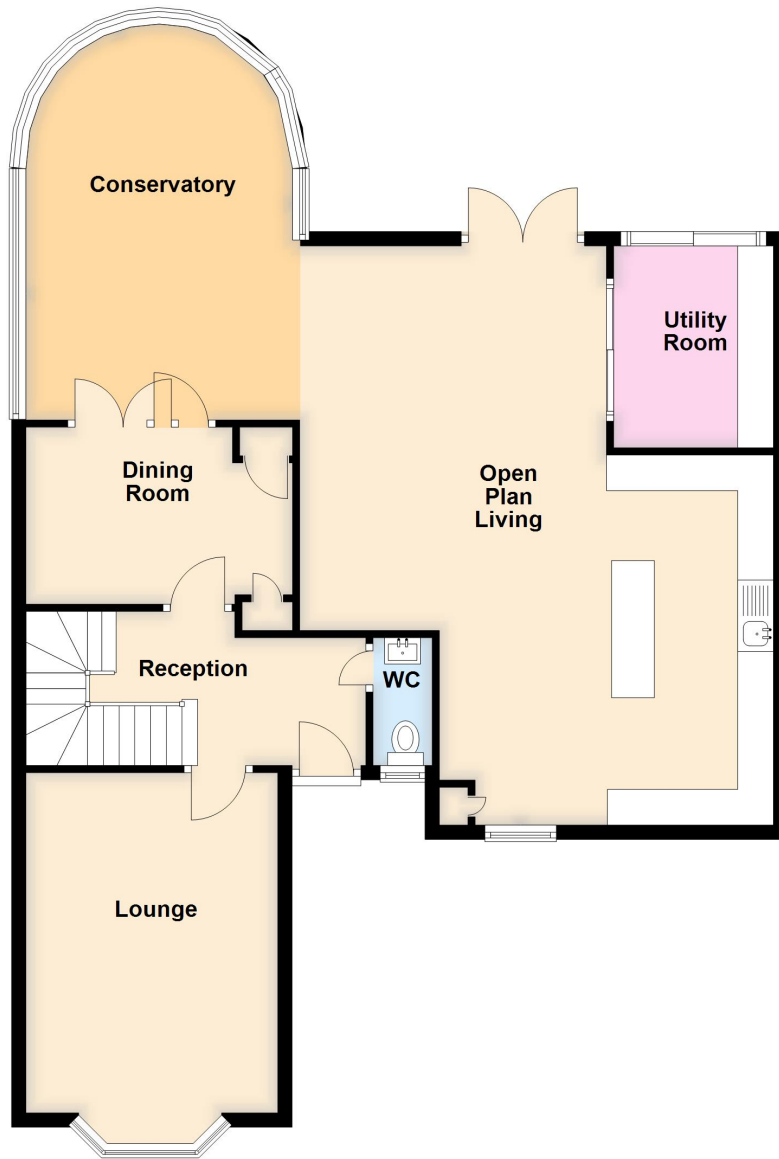






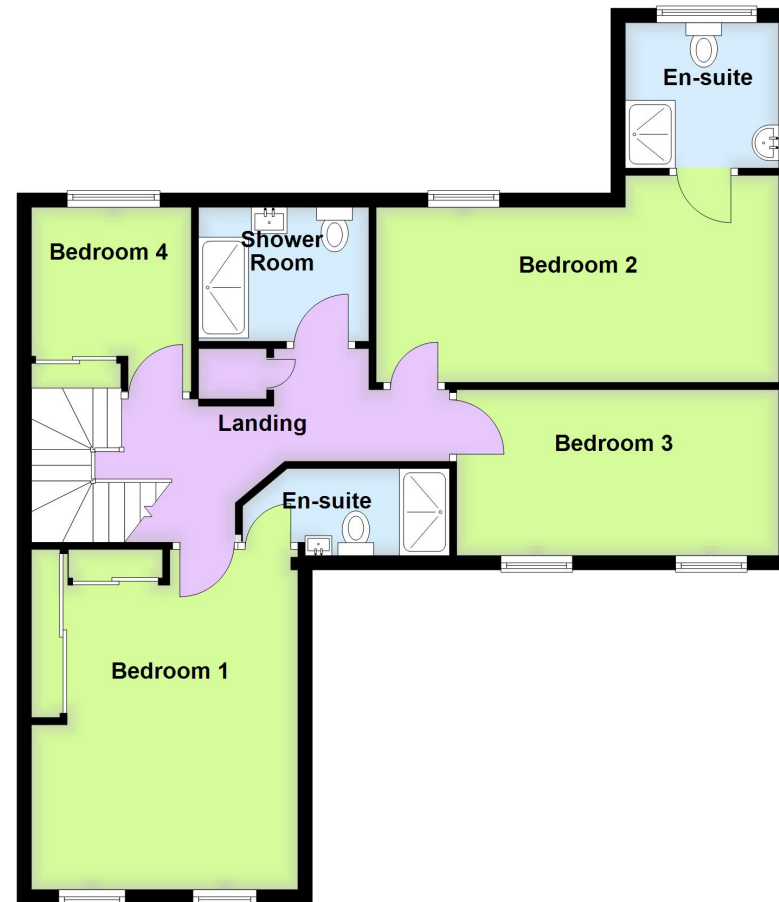
Ground Floor

Approx. 108.5 sq. metres (1168.0 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.1 sq. feet)



Total area: approx. 182.5 sq. metres (1964.1 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

