



8 The Pines, Bushby, Leicester LE79RX

MOORE
& YORK



Property at a glance:

- Executive Detached Family Home
- Feature Extended Kitchen/Dining/Lounge Area
- Secure Gated Cul-De-Sac Location
- Two Luxury En-Suites & Family Bathroom
- Highly Desirable Location
- Five Bedrooms
- Ample Block Paved Parking & Double Garage
- Gardens to Front and Rear
- Must Be Viewed

Asking Price £695,000 Freehold



Luxurious Executive detached family home standing in this small and select exclusive secure gated cul-de-sac situated in the popular and sought after outskirts of Bushby Village. This fabulous home has been extended with great care and attention to provide spacious well appointed accommodation throughout and is presented over three floors. The ground floor provides a reception hall with cloakroom/WC and leads to an exceptional extended open plan living area incorporating lounge, dining and luxury kitchen areas with a further utility room and study all of which benefit from underfloor heating. To the first floor there is a spacious master bedroom with en-suite bathroom, guest bedroom with en-suite, further double bedroom and family four piece bathroom and to the second floor two further bedrooms one of which is presently used as a dressing room. The home stands with gardens to front and rear with driveway to side providing ample parking leading to double garage. Rarely do homes of this style, size and location become available and we therefore recommend an early viewing to appreciate the accommodation provided by this ideal luxury family home.

DETAILED ACCOMMODATION

Composite door with display storm porch over leading to;

RECEPTION HALL

Stairs leading to first floor accommodation with glazed balustrade, large gloss white tiled underfloor heating, understairs cupboard.

CLOAKROOM/WC

Low level WC and wash hand basin, large gloss white tiled underfloor heating.

STUDY

12' 8" x 10' 10" (3.86m x 3.30m) UPVC sealed double glazed window, large gloss white tiled underfloor heating, fitted desk and cupboards, radiator.

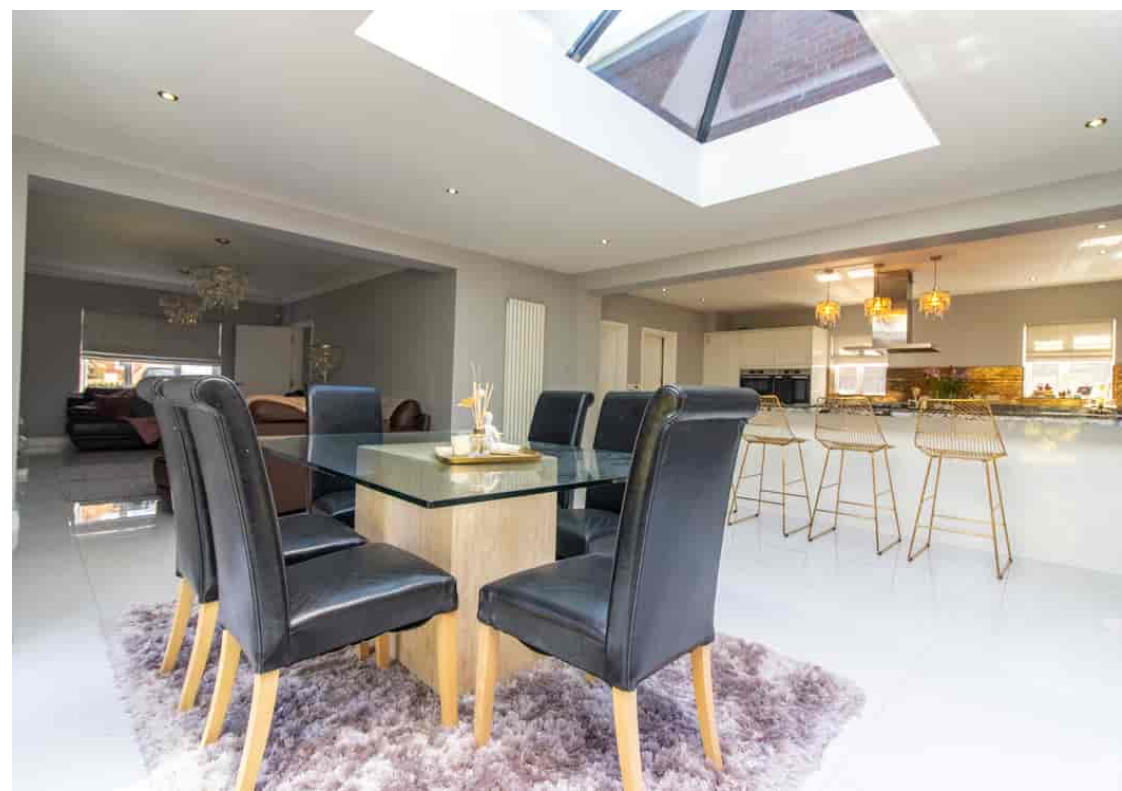
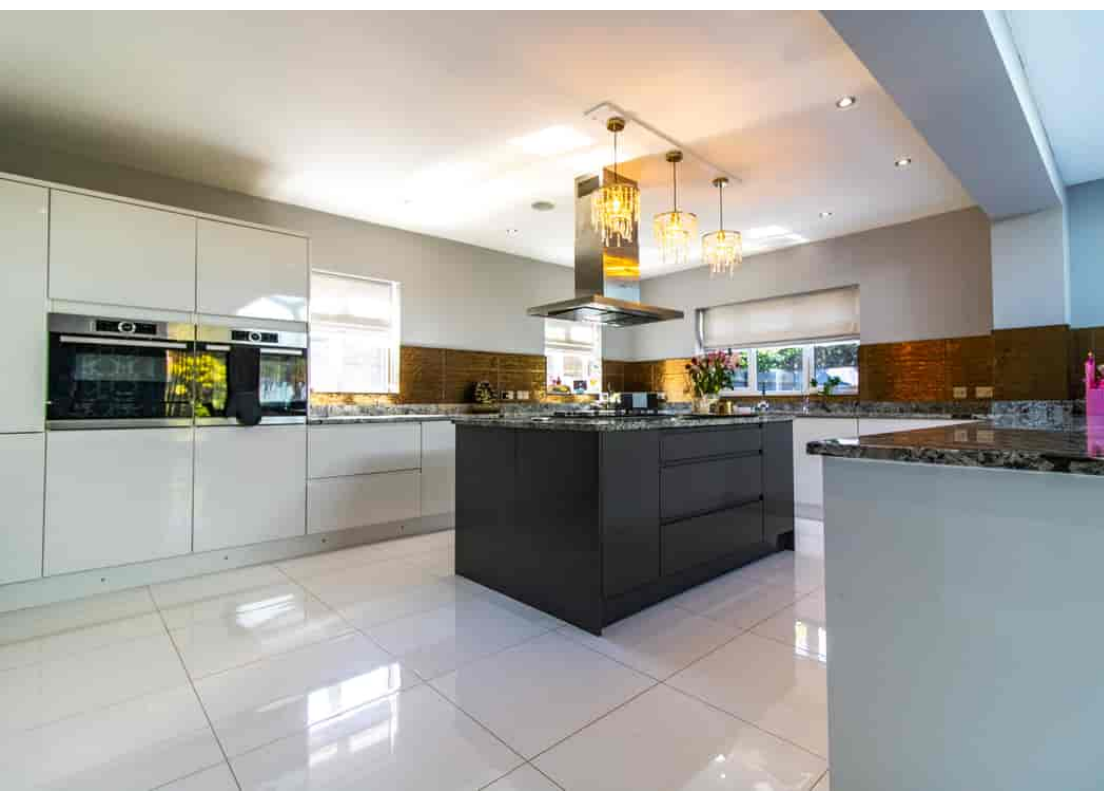


OPEN PLAN LIVING AREA

38' 5" x 30' 3" (11.71m x 9.22m) Impressive extended living space comprising;

LOUNGE AREA

Large gloss white tiled underfloor heating, radiator, UPVC sealed double glazed, TV point, display log effect fire set in a marble effect display surround, open plan aspect to;





KITCHEN/DINING ROOM AREA

Extensive range of soft close white cabinets comprising one and a half bowl sinks with cupboards under, matching range of base units with Granite work surfaces over with matching upturn and incorporating drainer to sink area, deep drawers and cupboards under, complementary wall mounted eye level cupboards, built in Bosch oven, microwave and plate warmer, integrated dishwasher, large tiled splash backs, breakfast bar, large gloss white tiled underfloor heating, designer vertical radiator, feature central island with matching surface with inset five gas burner with extractor fan over set in stainless steel hood and further deep drawers under, open plan access to good sized dining area dual aspect sealed double glazed bi-fold doors to gardens and ceiling lantern providing natural light, sealed double glazed door leading to;

SIDE THOROUGHFARE

Sealed double glazed doors to front and rear aspect, private door to garage.

UTILITY ROOM

10' 10" x 8' 0" (3.30m x 2.44m) Matching range of cabinets comprising one and a half sinks with mixer tap over, cupboards under, work surfaces over with matching upturn and incorporating drainer to sink unit, complementary wall mounted eye level cupboards, fridge/freezer space, plumbing for washing machine, large tiled splash backs, concealed central heating boiler, large gloss white tiled underfloor heating.

FIRST FLOOR LANDING

Stairs leading to second floor accommodation with glazed balustrade, radiator.

MASTER BEDROOM

19' 3" x 12' 2" (5.87m x 3.71m) UPVC sealed double glazed French doors with Juliet balcony, designer vertical radiators

EN-SUITE

12' 3" x 6' 1" (3.73m x 1.85m) Luxury suite comprising soaker bath set in tiled surround with Spa shower over, his and hers Vanity sink unit and low level WC, heated towel rail, tiled throughout.

GUEST ROOM/BEDROOM 2

12' 11" x 11' 9" (3.94m x 3.58m) Radiator, UPVC sealed double glazed window, built in wardrobes.

EN -SUITE SHOWER ROOM

11' 9" x 5' 1" (3.58m x 1.55m) Three piece suite comprising walk in tiled Spa shower, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

BEDROOM 3

12' 0" x 10' 4" (3.66m x 3.15m) Radiator, UPVC sealed double glazed window, built in wardrobes.

FAMILY BATHROOM

8' 6" x 7' 3" (2.59m x 2.21m) Four piece suite comprising tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, half tiled wall.

SECOND FLOOR LANDING

UPVC sealed double glazed picture window providing natural light, built in cupboard.

BEDROOM 4

14' 8" x 8' 9" (4.47m x 2.67m)









BEDROOM 5/DRESSING ROOM

13' 10" x 8' 7" (4.22m x 2.62m) Fitted range of wardrobes, draws and display cabinets, Velux sealed double glazed windows, radiator.

OUTSIDE

Open plan lawns garden to front with evergreen beds, block paved driveway to side leading to double garage with up and over doors power and light. Further patio and lawn garden to rear with inset evergreen and floral borders.

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

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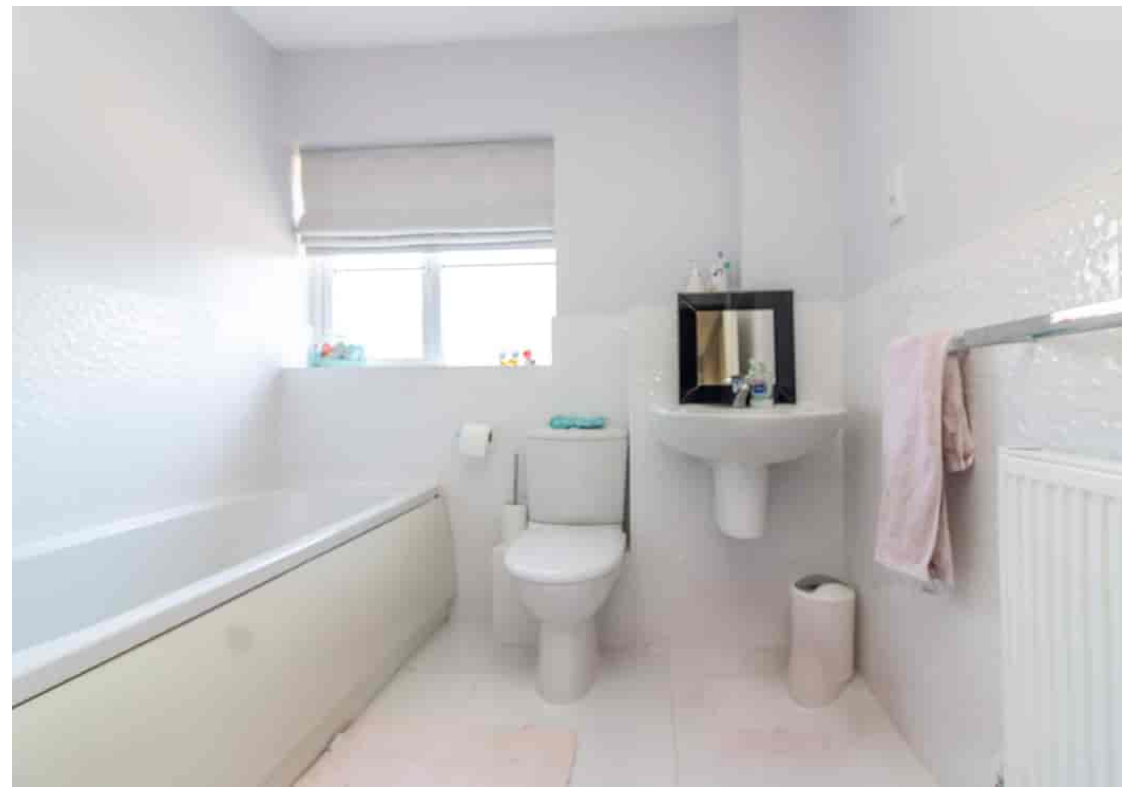
COUNCIL TAX BAND

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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.

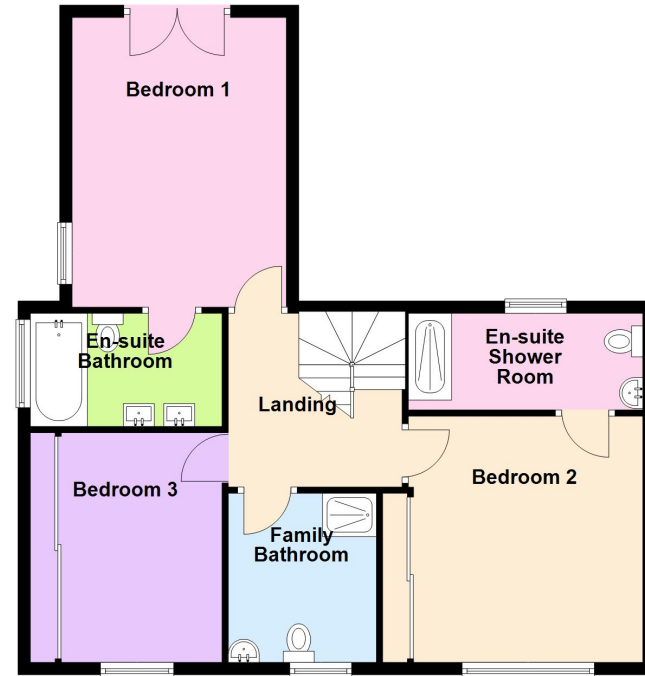




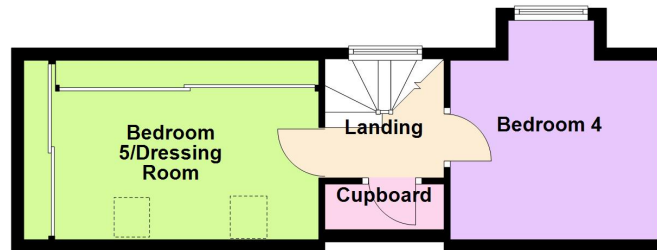
Ground Floor



First Floor



Second 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 â€” 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

