



Chanctonbury, Scrivener Close, Bushby, Leicester LE79NE

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Lounge, Dining Room & Kitchen/Breakfast Room
- Four Good Size Bedrooms
- Two En-Suites & Family Bathroom
- Gas Central Heating & D\G
- Exclusive Cul-De-Sac Location
- Ample Parking & Double Garage
- No Upward Chain
- Highly Desirable Location
- Open Aspect Views To Rear

Asking Price £635,000 Freehold



Executive detached family home situated in this exclusive cul-de-sac in the heart of the sought after suburb of Bushby offering easy access to local facilities and places of worship. The well planned spacious centrally heated and double glazed accommodation briefly comprises to the ground floor reception hall, cloakroom/WC, lounge with feature Inglenook fire, study, dining room, kitchen/breakfast room with integrated appliances and utility room and to the first floor master bedroom with four piece en-suite, guest bedroom with en-suite, two further bedrooms and five piece family bathroom and stands with gardens to front and double driveway leading to double garage and nicely presented rear garden with open views. This lovely home is ideally suited for a young and growing family and we highly recommend a early viewing as rarely do properties of this style and location become available for sale.

#### DETAILED ACCOMMODATION

Leaded light sealed double glazed door with matching side panel with storm canopy over with quarry tiled flooring and exposed leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, double radiator, under stairs cupboard, double doors to lounge.

#### CLOAKROOM/WC

Two piece suite comprising low level WC and sink unit set in cloakroom unit, port hole leaded light sealed double glazed window, radiator, tiled splash backs



#### LOUNGE

26' 5" x 13' 4" (8.05m x 4.06m) Feature exposed brick Inglenook fireplace with feature central open fire and side seating and windows, beamed mantle and raised matching brick hearth, radiators, leaded light sealed double glazed French doors to rear garden, sealed double glazed square bayed window to front aspect, TV point.

#### DINING ROOM

12' 9" x 11' 0" (3.89m x 3.35m) Double radiator, leaded light UPVC sealed double glazed square bayed window.

#### STUDY

11' 0" x 6' 8" (3.35m x 2.03m) Double radiator, leaded light UPVC sealed double glazed window.





## KITCHEN/BREAKFAST ROOM

16' 1" x 11' 1" (4.90m x 3.38m) An extensive range of fitted units comprising one and a half bowl sink unit with cupboard under, matching range of base units with work surfaces over with concealed lighting, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in Neff oven and four piece gas hob with extractor fan over set in matching hood, integrated dishwasher, fridge/freezer and wine rack, duel aspect UPVC leaded light sealed double glazed window, double radiator, display shelves, glazed display cabinet

## UTILITY ROOM

7' 8" x 5' 6" (2.34m x 1.68m) Comprising sink unit with cupboards under, plumbing for washing machine, wall mounted eye level cupboards, radiator, wall mounted gas boiler sealed double glazed door to side aspect.

## FIRST FLOOR LANDING

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

## MASTER BEDROOM

12' 9" x 12' 7" (3.89m x 3.84m) Radiator, leaded light UPVC sealed double glazed window, built in wardrobes, archway leading to walk through dressing area with built in wardrobe leading to;

## EN-SUITE BATHROOM

8' 5" x 7' 7" (2.57m x 2.31m) Four piece suite comprising tiled shower cubicle, panelled bath, pedestal wash hand basin and bidet, heated towel rail, leaded light UPVC sealed double glazed window, tiled splash backs

## BEDROOM 2

12' 8" x 11' 1" (3.86m x 3.38m) Radiator, leaded light UPVC sealed double glazed window with open views, built in wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit set in bathroom unit incorporating WC, Radiator, leaded light UPVC sealed double glazed window, radiator

## BEDROOM 3

11' 5" x 10' 9" (3.48m x 3.28m) Radiator, leaded light UPVC sealed double glazed window with open views, built in wardrobes.

## BEDROOM 4

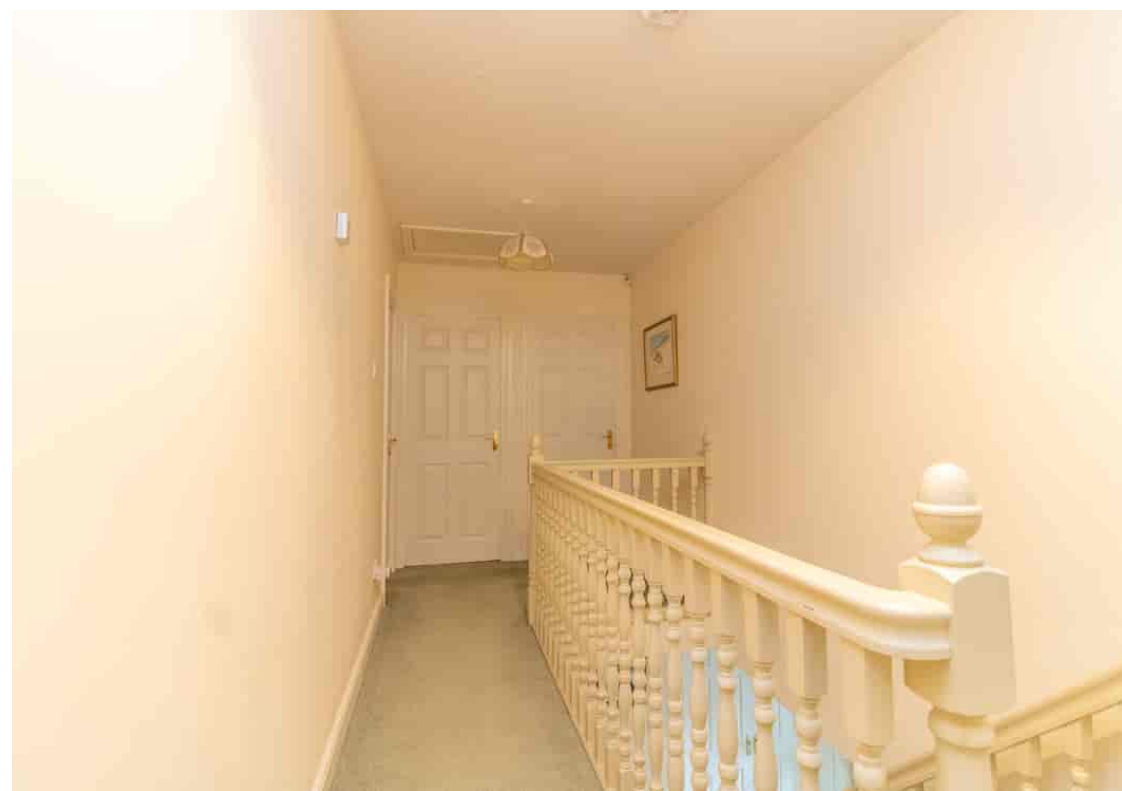
11' 11" x 8' 7" (3.63m x 2.62m) Radiator, leaded light UPVC sealed double glazed window with open views, built in wardrobes.

## FAMILY BATHROOM

Five piece suite comprising tiled shower cubicle, panelled bath and bidet, WC and sink unit set in bathroom unit, Radiator, leaded light UPVC sealed double glazed window.









## **OUTSIDE**

Open plan lawns to front and double tarmac driveway providing parking leading to detached double garage with up and over doors, power and light with storage space to rear, nicely presented gardens to rear with open aspect views incorporating patio area with dwarf wall surround leading to formal shaped lawns with well stocked floral and evergreen borders, side patio area and raised decking with timber shed, gated access to front aspect

## **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, 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 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.

## **COUNCIL TAX BAND**

Harborough G











## 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

## TENURE

Freehold

## EPC RATING

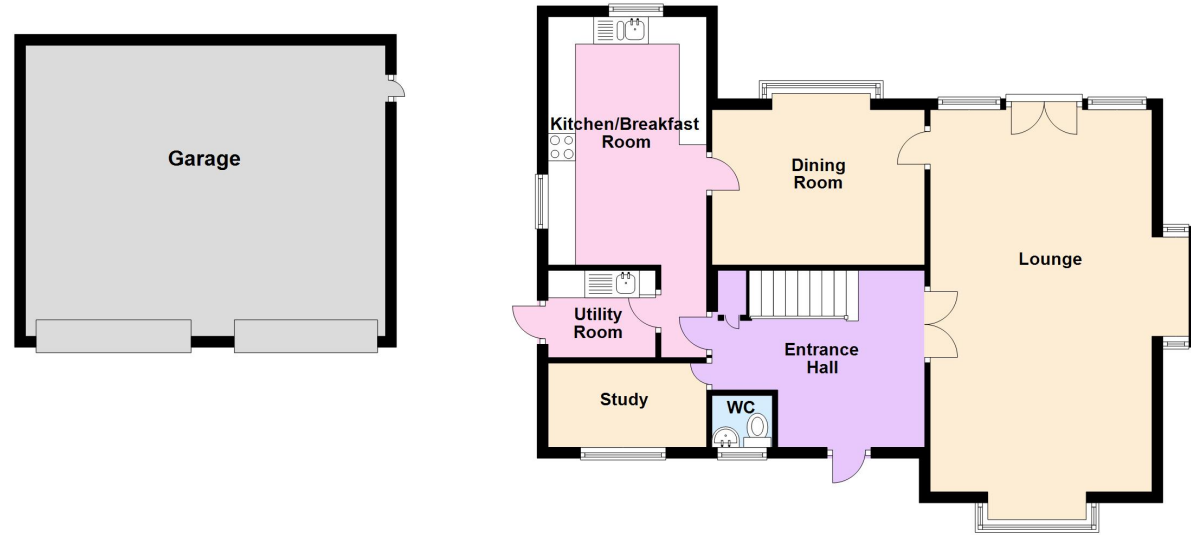
TBC

## 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.

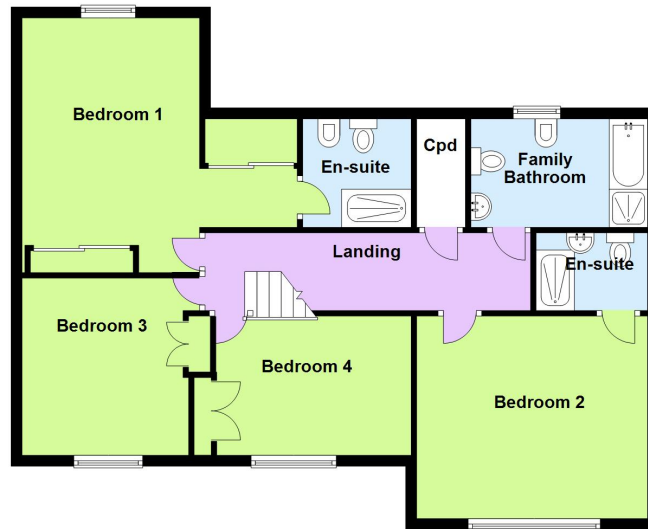
### Ground Floor

Approx. 113.7 sq. metres (1223.5 sq. feet)



### First Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



Total area: approx. 195.1 sq. metres (2100.3 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

