



10 Newstead Avenue, Bushby
£565,000

MOORE
& YORK



10 Newstead Avenue

Bushby, Leicester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXECUTIVE DETACHED FAMILY HOME
- LOUNGE, DINING ROOM & STUDY
- WELL FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM
- SOUGHT AFTER CUL-DE-SAC LOCATION
- EASY ACCESS LOCAL FACILITIES
- STUNNING GARDENS
- AMPLE PARKING & DOUBLE GARAGE
- VIEWING ESSENTIAL



DETAILED ACCOMODATION

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" (6.27m x 3.68m)

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" (3.68m x 3.20m)

Covered radiator, UPVC sealed double glazed French doors with matching side panels leading to rear garden

KITCHEN/BREAKFAST ROOM

12' 4" x 11' 0" (3.76m 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





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REAR GARDEN

DOUBLE GARAGE

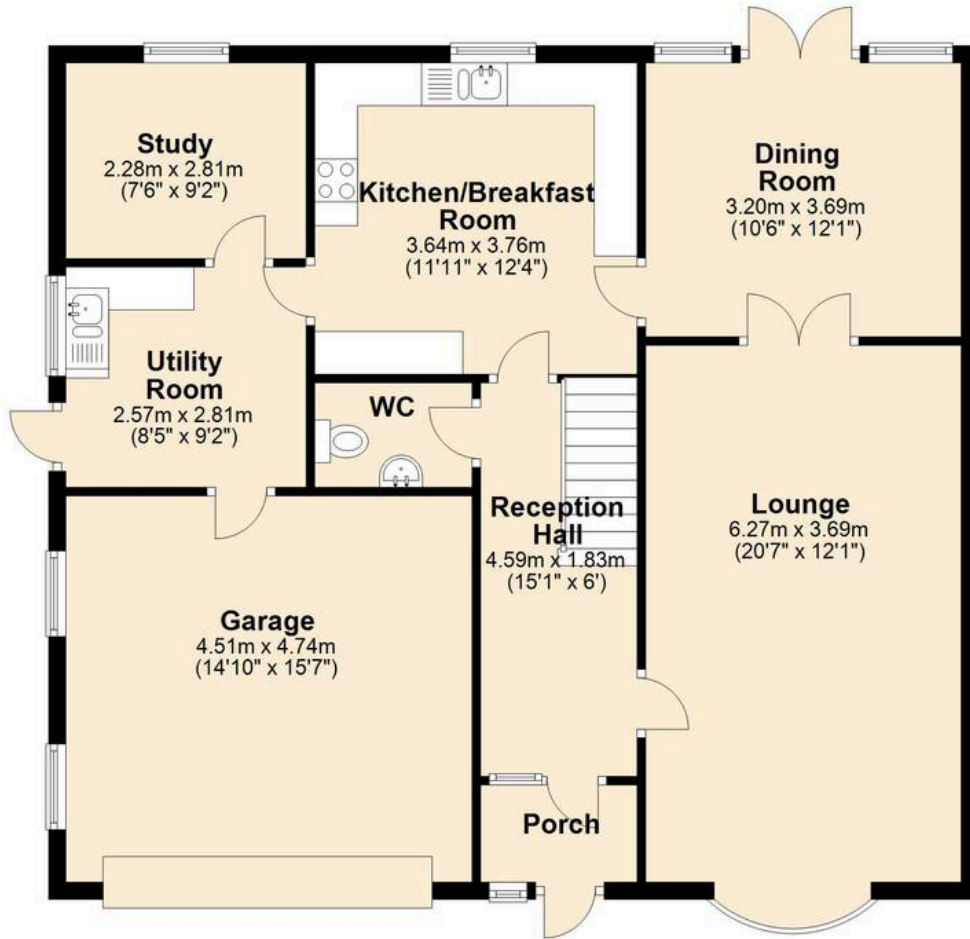
2 Parking Spaces

Ample parking & Double garage



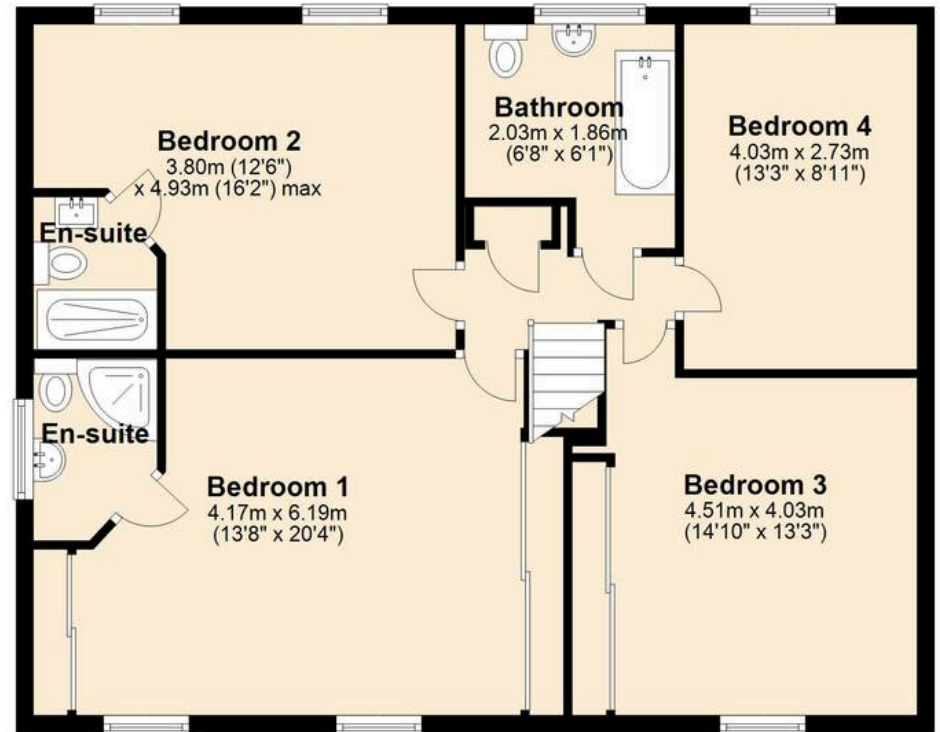
Ground Floor

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

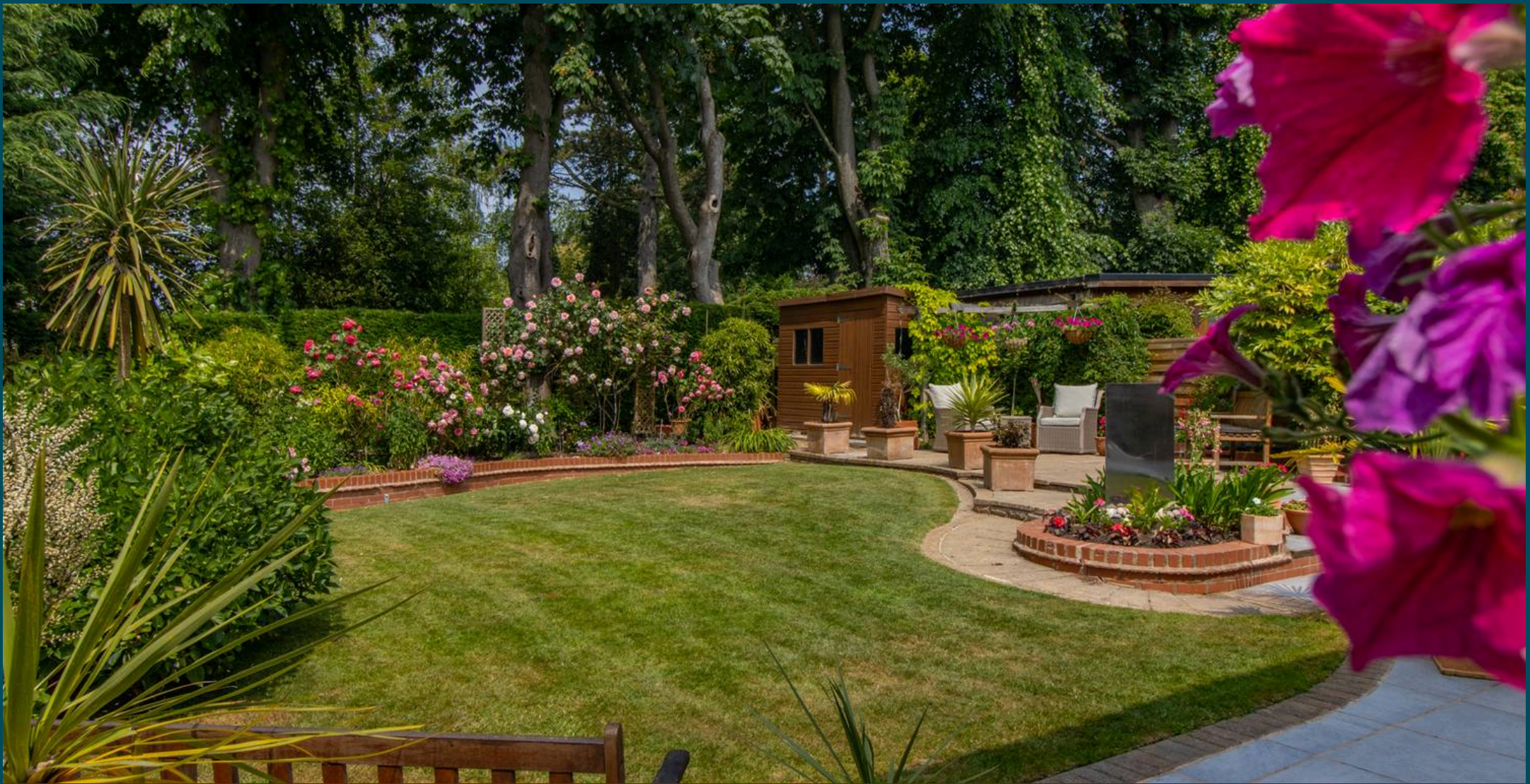


First Floor

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



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



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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.