10 Newstead Avenue, Bushby

Leicester

£530,000

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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

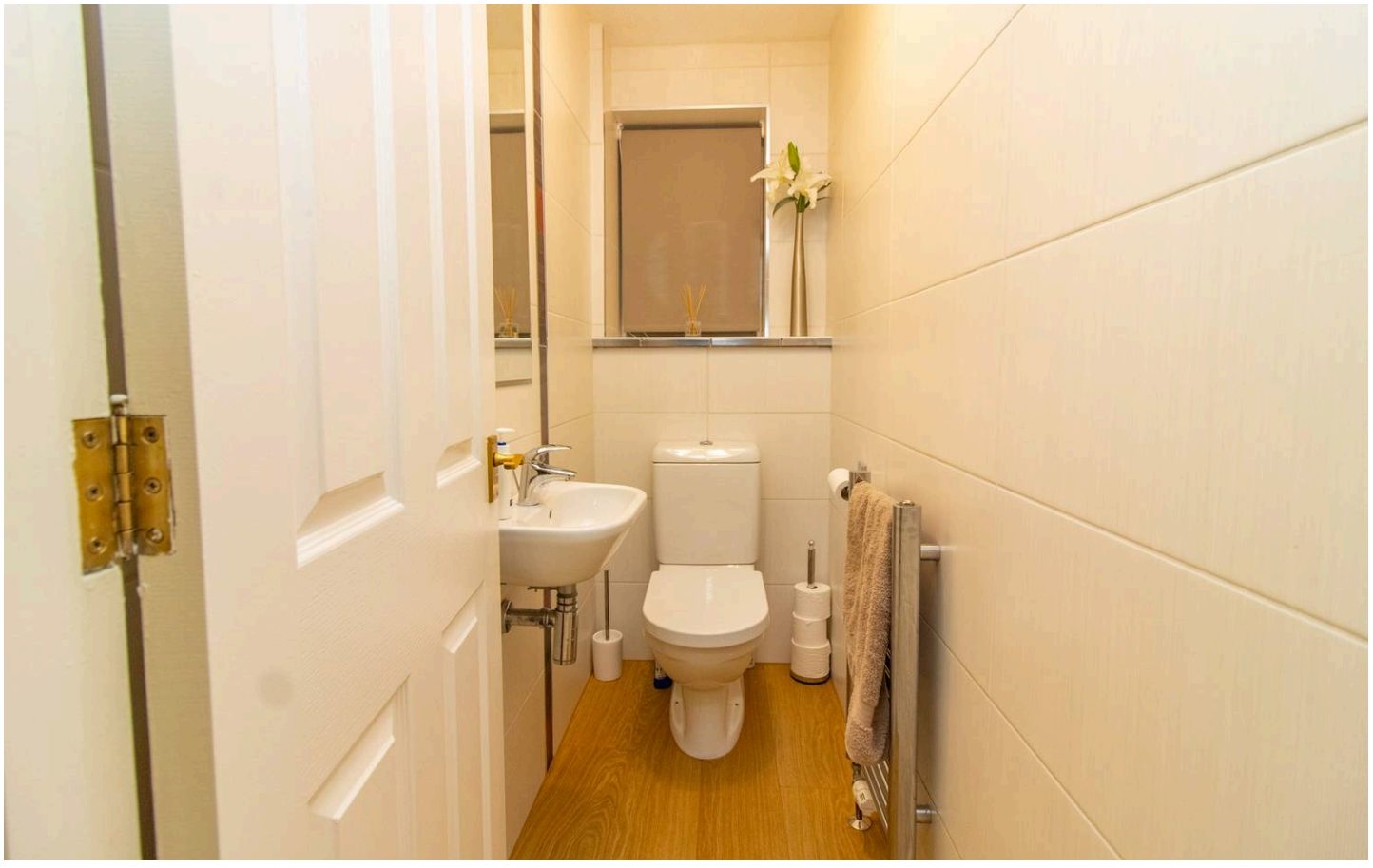
KITCHEN/BREAKFAST ROOM
12' 4" x 11' 0" (3.76m x 3.35m)
Well fitted in an extensive range of units comprising one and half bowl sink unit with cupboards under, matching range of base units with marble effect work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, 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.

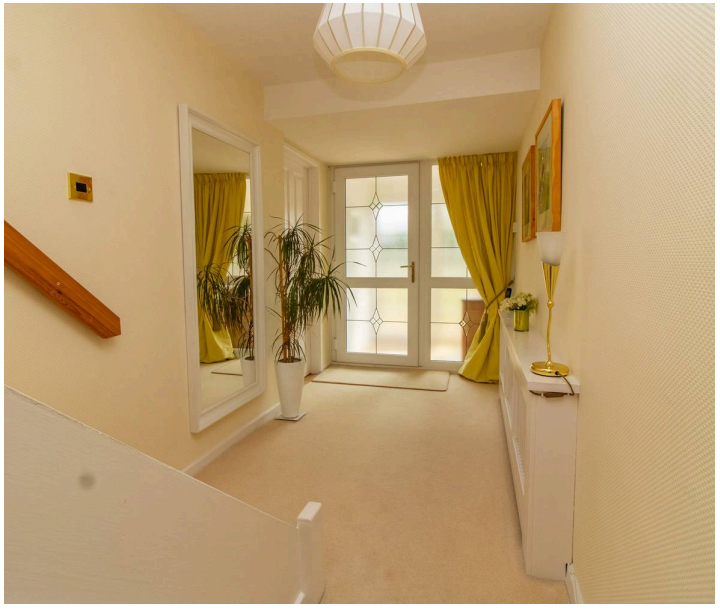
UTILITY ROOM
9' 2" x 8' 6" (2.79m x 2.59m)
One and a half bowl sink unit with cupboards under, work surface with drawers and cupboards under, plumbing for automatic washing machine, wall mounted eye level cupboards, tiled splash backs, shoe cupboard, private door to garage, radiator, UPVC sealed double glazed door to side aspect.

STUDY
9' 2" x 7' 6" (2.79m x 2.29m)
Radiator, UPVC sealed double glazed window overlooking rear garden.

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

BEDROOM 1
18' 10" x 13' 4" (5.74m x 4.06m)
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 2
16' 2" x 12' 6" (4.93m x 3.81m)
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 3
11' 10" x 10' 10" (3.61m x 3.30m)
Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 4
11' 4" x 8' 11" (3.45m x 2.72m)
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.

REAR GARDEN

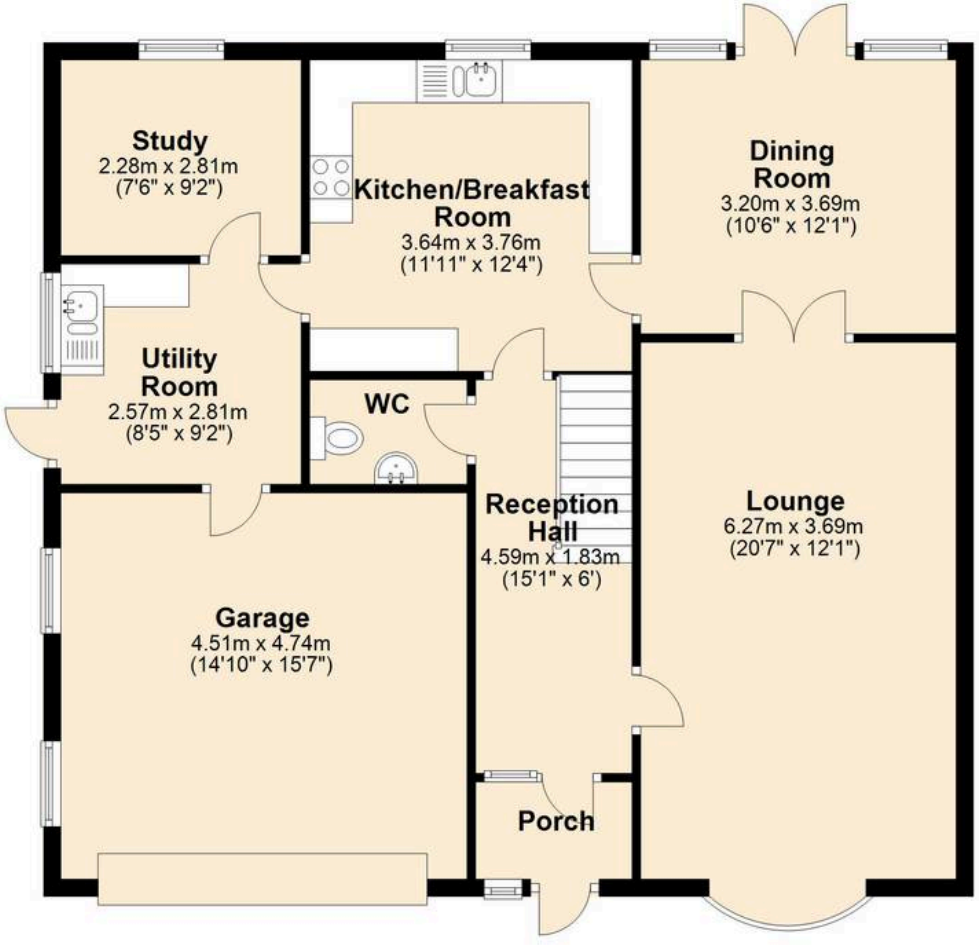
DOUBLE GARAGE

2 Parking Spaces

Ample parking & Double garage

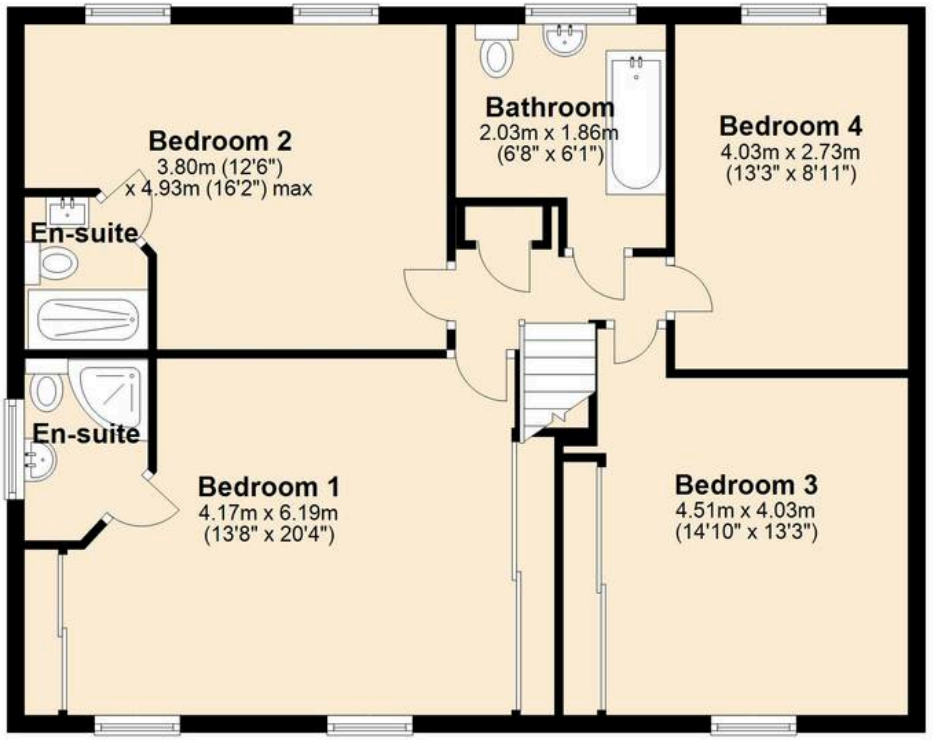
Ground Floor

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

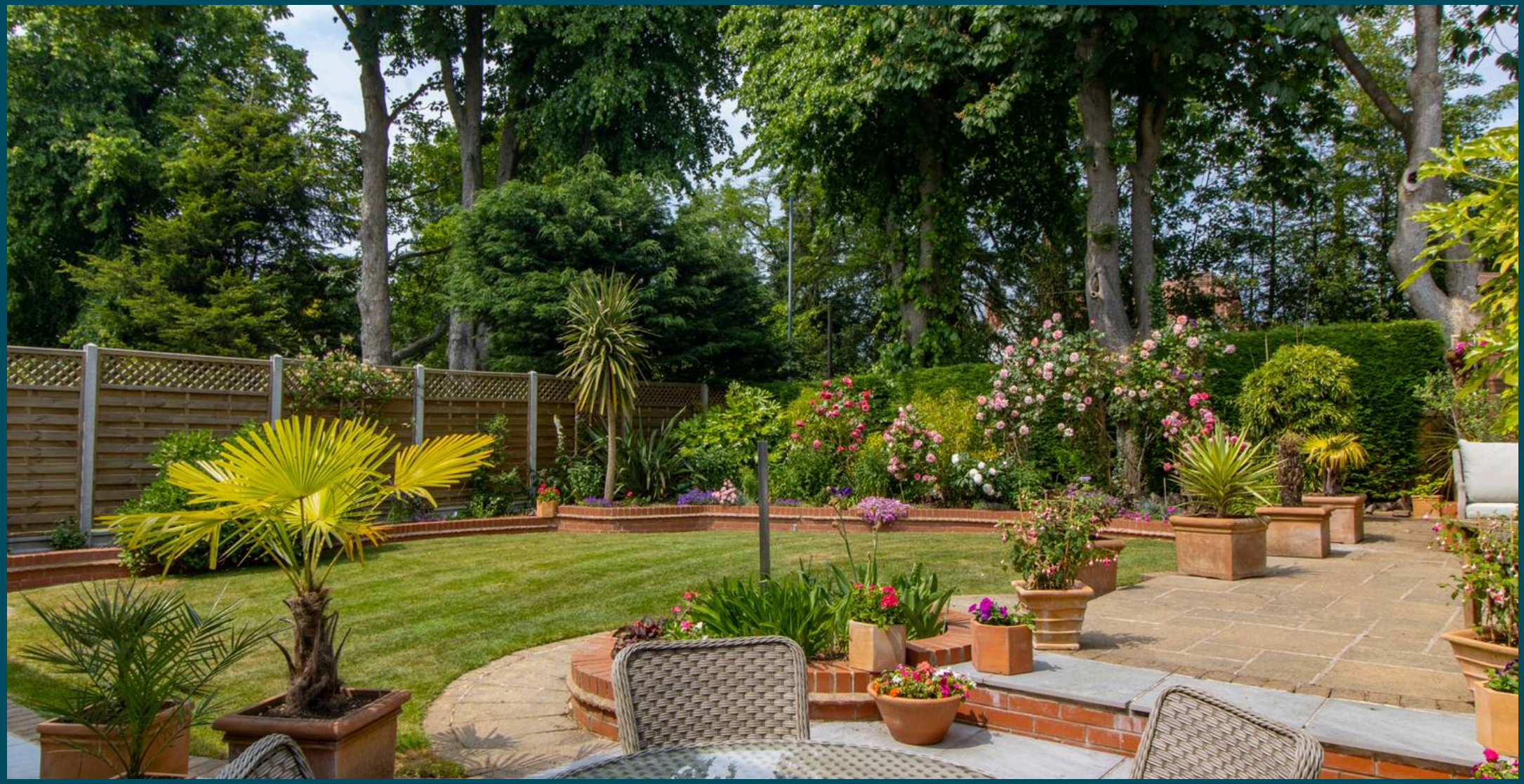


First Floor

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



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



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