

JAMES
SELICKS

1c Wadkins Way

BUSHBY, LEICESTERSHIRE





1c Wadkins Way, Bushby, Leicestershire LE7 9NA

A simply stunning, individually designed contemporary home, completed in 2005 and awarded second place in Building of the Year at the Pro-Con Leicestershire Awards in that year.

Built to an extremely high specification throughout with Regency Ashlar white cast stone blocks with aluminium curtain walling and green tinted glass, underfloor gas central heating, Maple hardwood doors and electrically operated windows throughout, an ADT burglar alarm and electric Levolux window blinds to the front, this unique property boasts approximately 3,500 square feet of stylish accommodation spanning three floors with views over the cricket pitch to the front.

Open plan living/kitchen area • decked entertaining areas • mezzanine level study • utility room • upper rear terrace • cloakroom • four bedrooms • two en-suites • bathroom • driveway • double integral garage • private rear garden • EPC - C

Location

Bushby village lies approximately five miles due east of the city, is flanked by some of east Leicestershire's most attractive open countryside and offers a parish church, public house and St. Luke's primary school filtering into the renowned Gartree/Beauchamp Colleges at Oadby.

Accommodation

Steps lead to a glazed door entering to the open plan kitchen and living area with Maple hardwood flooring, a Lutron lighting system with multi-colour rotating ceiling lights and ceiling speakers. The living area doors lead onto a large decked area to the front enjoying fantastic views and rear terrace overlooking garden. In addition there are sliding doors to front & rear elevation. The superb kitchen area boasts a range of Poggenpohl gloss lacquer units with glass preparation surfaces and splash back, under unit lighting and integrated Miele appliances including an induction hob/ceramic contact grill, oven, steam oven, plate warmer, coffee machine, fridge-freezer and dishwasher, an island unit with glass preparation surfaces provides breakfast bar space, further storage, an integrated Liebherr wine cooler and an undermounted stainless steel double bowl sink unit with waste disposal and flexible Chef's tap over. The utility room houses a large coat cupboard and has base level units with roll edge worktop and glass block tiles above, a single bowl stainless steel sink and drainer unit with Insinkerator compactor and mixer tap above, space and plumbing for automatic washing machine and tumble dryer, inset ceiling spotlights, Maple hardwood floor and access to the upper rear terrace. An inner hallway houses a storage cupboard and provides access to the upper rear terrace and a cloakroom with a shallow Chiaro glass basin, glass vanity surface and splashback and a glass enclosed WC with infrared flush.

An open tread maple hardwood staircase with glass balustrades leads from the living area to the mezzanine level study, having fabulous views over the cricket pitch.

An open tread maple hardwood staircase with glass balustrades leads down to the ground floor bedrooms. The master bedroom has doors onto the lower rear terrace, a Lutron lighting system and ceiling speakers, electric blackout blinds, a walk-in wardrobe with maple drawers, shoe racks, hanging rails and built-in shelving, a Kohler 1.90cm circular River bath with waterfall, whitewater and rapid and water/air massage jets. The en-suite has a glass wash





with infrared flush, a Starck overhead shower with body jets, chrome towel rail, mirrored storage cabinet, fully tiled walls with inset coloured, illuminated glass tiles, ceiling speakers and fully tiled floor. Bedroom two has built-in glass front wardrobes and drawer pack, electric blackout blinds, access to the lower front terrace and an en-suite with a Giorno wash hand basin with mixer tap, mirror and coloured, illuminated glass tiles over, a Giorno close coupled WC and a Starck shower column with overhead shower, chrome towel rail, fully tiled walls and floor. Bedroom three has Maple hardwood flooring and access to the lower rear terrace. Bedroom four has electric blackout blinds, built-in glass fronted wardrobes and access to the lower front terrace. The main bathroom boasts a Bette Starlet steel bath with filler and pop up waste, single lever bath mixer, mirror and coloured, illuminated glass tiles over, an Axola Genesis square glass wash hand basin with glass vanity surface and splashback, heated mirror above, a glass enclosed WC with infrared flush and a Starck Shower column with overhead shower, chrome towel rail, ceiling speakers, fully tiled walls and floor.

Outside

The property is approached via a block paved driveway providing parking for several vehicles and leading to the double integral garage, having a Hormann sectional automated door, asphalt flooring, spotlights and a water tap, access into the main house, and housing the gas boiler and control panel for the storm pumps. Gated side access leads to a mature, private rear garden, mainly laid to lawn with decked terrace entertaining areas.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G







1c, Wadkins Way Bushby, Leicestershire LE7 9NA
 Total Approximate Gross Internal Floor Area = 3587 SQ FT / 333 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.



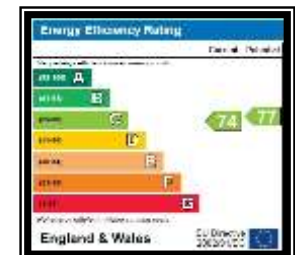
Ground Floor



First Floor



Mezzanine Level



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