

JAMES
SELLICKS

3 LIMES CLOSE
BUSHBY, LEICESTERSHIRE



SALES LETTINGS SURVEYS MORTGAGES



3 Limes Close

Off Dalby Avenue
Bushby
Leicester LE7 9SR

Positioned on a modern, select development just off Dalby Avenue, a five bedroom, three bathroom executive home, presented to exacting standards by the present owners, offering spacious light accommodation on a magnificent, mature landscaped plot.

uPVC double glazing | keyless door entrance system | security alarm system | reception hall | cloakroom | sitting room | dining room | family room | fantastic contemporary living kitchen | utility room | galleried landing | five double bedrooms | dressing room | two en-suites | family bathroom | lawned front gardens | block paved driveway | double garage | formal lawned side and rear gardens | EPC - C

LOCATION

Bushby is a thriving village located off the A47, some five miles east of Leicester city centre, together with nearby Thurnby and Evington, the area offers a good range of local amenities catering for most day-to-day needs including excellent schooling in the primary and secondary sector, and a wide range of sporting and recreational facilities. There is excellent access to popular market towns of Uppingham, Oakham and Market Harborough which offer niche shopping, the latter with mainline railway travel to London in approximately one hour.

ACCOMMODATION

The property is entered via a part glazed front door with windows to sides into a reception hall housing the staircase to the galleried landing with a useful understairs storage cupboard beneath. A ground floor cloakroom provides a white two piece suite comprising low flush WC and pedestal wash hand basin, chrome heated towel rail and a built-in storage cupboard. The family room has a cast iron log burner, fitted shelving and a double glazed window to the front. The sitting room enjoys a raised contemporary gas fireplace and double doors with windows to sides to the rear elevation. The dining room has double doors with windows to sides, to the rear. The living kitchen boasts a superb range of urban gloss fronted eye and base level units and drawers, granite preparation surfaces, an undermounted stainless steel sink with chrome mixer tap over, Neff double oven with a further combination microwave oven with warmer drawer beneath, four-ring induction hob with contemporary De Dietrich extractor unit above, integrated dishwasher, fridge-freezer, double glazed window to the rear elevation and double doors with windows to sides, leading to the side patio. A utility room with a range of white eye and base level units and a stainless steel sink provides plumbing for an automatic washing machine and space for a condenser dryer, door to the side patio and access to the garage.





To the first floor a galleried landing with a Velux rooflight houses the built-in airing cupboard. The master bedroom has a double glazed window to the front, two Velux rooflights, a dressing room with hanging rail and Velux rooflight and an en-suite with a white four piece suite comprising a low flush WC, inset wash hand basin with drawers under, panelled bath and a shower cubicle with fixed and flexible shower heads, chrome heated towel rail and a Velux rooflight.

Bedroom two has double doors leading onto a Juliet balcony and an en-suite with a white three piece suite comprising a low flush WC, pedestal wash hand basin and a shower cubicle and a chrome heated towel rail. Bedrooms three and five each have a double glazed window to the rear elevation. Bedroom four has a double glazed window to the front elevation.

The family bathroom has a white four piece suite comprising low flush WC, inset wash hand basin with drawers beneath, a panelled bath with shower attachment over and a shower cubicle with fixed and flexible shower heads, chrome heated towel rail and a double glazed Velux rooflight.



OUTSIDE

The property is approached from Dalby Avenue onto a private road leading to a block paved driveway providing car standing and giving access to a double garage with an electrically operated door, housing the Glow Worm wall mounted boiler. There are neat, lawned front gardens and gated side access leading to attractive paved patio areas and a vegetable plot, a timber shed and greenhouse. To the rear of the property are beautifully maintained formal gardens, predominantly laid to lawn with mature planted borders, further paved seating areas and a covered timber gazebo with a further decked seating area to the side.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction. Continue through the village of Bushby eventually taking a left hand turn into Dalby Avenue and left again into Limes Close where the property can be located on the left hand side at the head of the cul-de-sac.

PLEASE NOTE

£120 per annum is payable for insurance and maintenance of the private road.

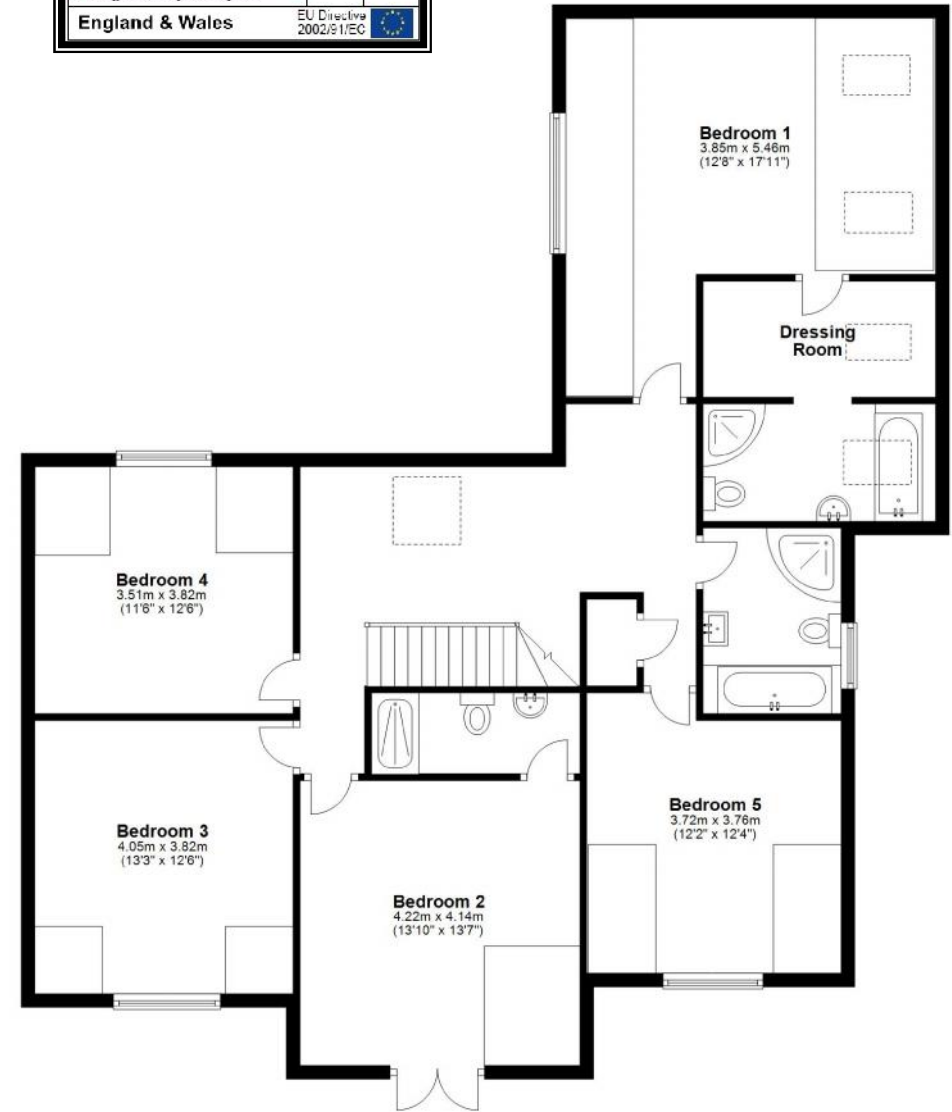
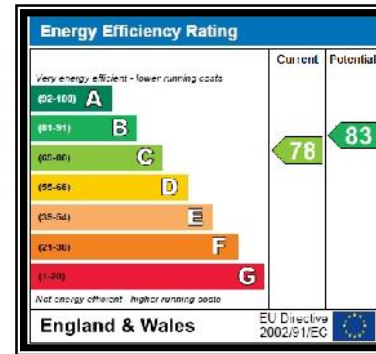




3 Limes Close, Off Dalby Avenue, Bushby, Leicestershire LE7 9SR

Total Approximate Gross Internal Floor Area
2510 SQ FT / 233 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.