

Scrivener Close
Bushby, Leicester, LE7 9NE

Asking Price: £615,000





Oliver Rayns
ESTATE AGENTS
FOR SALE
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- Four Generous Double Bedrooms
- Stunning Galleried Landing
- South Facing Rear Garden
- Solar Panels With Feed In Tariff
- Double Garage And Driveway
- App Controlled Valliant Heating System
- Automatic Remote Controlled Garage Doors
- Contemporary Open Fireplace In Living Room
- No Onward Chain

A beautifully appointed four bedroom detached home, quietly positioned at the end of a cul-de-sac in the highly sought-after village of Bushby. Combining elegant living spaces, a south-facing garden and modern upgrades throughout, this property offers an exceptional standard of family living.



Tucked away at the end of a quiet cul-de-sac in the desirable village of Bushby, this beautifully presented four bedroom detached home enjoys a peaceful and private position, ideal for upsizing families. With no properties overlooking the rear, the south facing garden offers a delightful suntrap with terraced landscaping.

The house welcomes you with a striking entrance hall leading to a series of spacious reception rooms, including a bright and inviting living room with an open fireplace and a classic bay window. A separate dining room features elegant French doors that open directly onto the garden, perfect for entertaining or al fresco dining. The kitchen/breakfast room, fitted with bespoke cabinetry, overlooks the rear garden and connects seamlessly to a practical utility room. The downstairs is completed by a study room and a WC.

Upstairs, the galleried landing adds a wonderful sense of openness and architectural character. All four bedrooms are generous doubles, with the principal bedroom enjoying the luxury of a walk-in dressing room and a stylish en-suite complete with a rain shower and jet system and sensored night lighting. The main shower room features digital controls, a rainfall shower with body jets, sensored night lighting and illuminated mirrors.

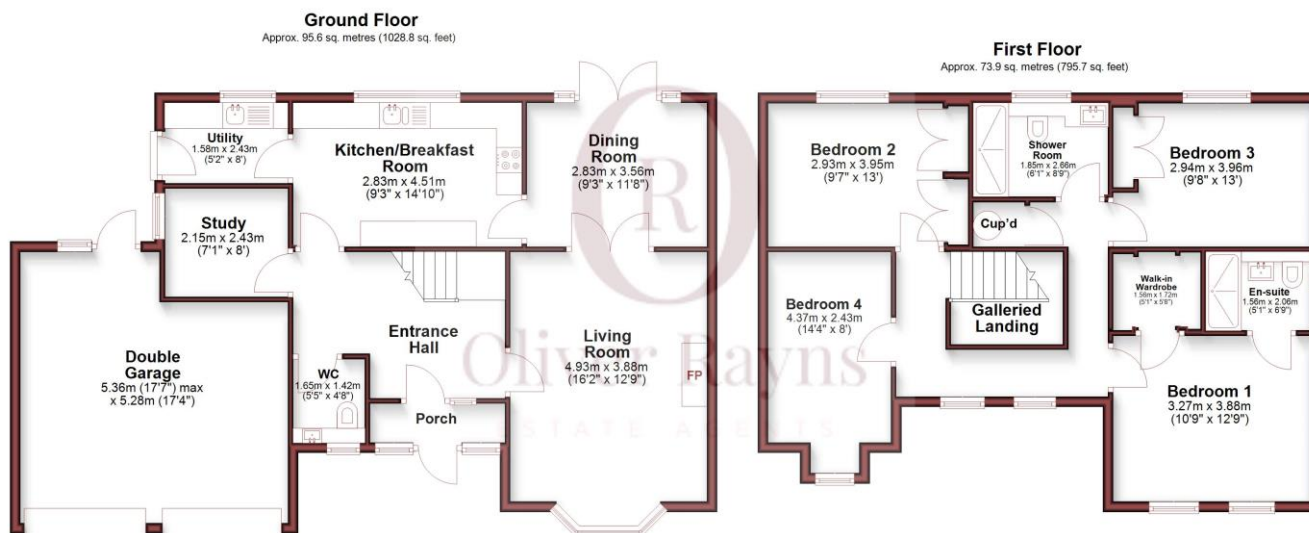
Throughout the property, practical and modern touches enhance daily life, including a heating system with app connectivity, a digital thermostat, and access to superfast fibre broadband. The home also benefits from solar panels with a feed-in tariff, significantly reducing and contributing towards energy bills.

Externally, the front garden is attractively landscaped and complemented by a large driveway, double garage with automatic remote-controlled doors and the boiler. Additional exterior features include an external tap and dusk-to-dawn lighting with timer control.

This delightful home is located on a quiet cul-de-sac in the convenient East Leicestershire village of Bushby, straddling the A47. There is a popular village pub within walking distance along with the Coop supermarket for every day shopping. Bushby lies just five miles to the east of Leicester City Centre where a comprehensive range of shops and supermarkets can be found, along with a variety of popular bars and restaurants, and recreational facilities. There is a well regarded local primary school which currently acts as feeder school the popular Oadby secondary schools of Beauchamp, Manor and Gartree.

For the commuter, the nearby A47 provides access to Leicester with the railway station providing services to London St Pancras International while there is an excellent range of independent and comprehensive schooling for all ages within a short drive.





Total area: approx. 169.5 sq. metres (1824.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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