



Dalby Avenue, Bushby LEICESTER LE7 9RE

welcome to

Dalby Avenue, Bushby LEICESTER

Three bedroom detached bungalow in the sought-after Bushby area of Leicester. Featuring gas central heating, double glazing, spacious lounge with gas fire, conservatory, fitted kitchen with utility room, master en-suite, landscaped rear garden, driveway and double garage



Located in the desirable village of Bushby, this three bedroom detached bungalow offers generous single-level accommodation with gas central heating and double glazing throughout. The property features a large entrance hall with cloakroom, a spacious lounge with gas fire, and a bright conservatory overlooking the rear garden.

The fitted kitchen includes oven, extractor fan and dishwasher, with a separate utility room providing a washing machine point and sink. There are three well-proportioned bedrooms, all with fitted wardrobes, including a master bedroom with en-suite, along with a family bathroom.

Outside, the property offers off-road parking via a front driveway, a double garage, and a large landscaped rear garden laid mainly to lawn with wooden fencing, summer house and shed. Viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Bedroom 1

En Suite

Bedroom 2

Bedroom 3

Bathroom

Front Garden

Rear Garden

Double Garage



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Dalby Avenue, Bushby LEICESTER

- Detached Bungalow
- Three Bedrooms
- Double Garage
- Large Rear Garden
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£625,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAD108752 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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