

33 Zouche Way, Bushby, Leicester, LE7 9DT

Guide Price **£325,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

33 Zouche Way

Bushby, Leicester

CONTEMPORARY VILLAGE LIVING! Built in 2020, this stylish two-bedroom detached dormer bungalow boasts spacious accommodation, a delightful garden, private driveway and detached garage.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Dormer Bungalow - Built In 2020
- Two First Floor Bedrooms
- Spacious Lounge/Dining Room With French Doors
- Contemporary Dining Kitchen With Integrated Bosch Appliances
- Separate Utility Room & Ground Floor Cloakroom
- Detached Single Garage & Driveway
- Delightful Enclosed Rear Garden
- Approx. Total Floor Area: 99 Sq. M.
- Highly Desirable Village Of Bushby
- EPC Rating: B Potential: A











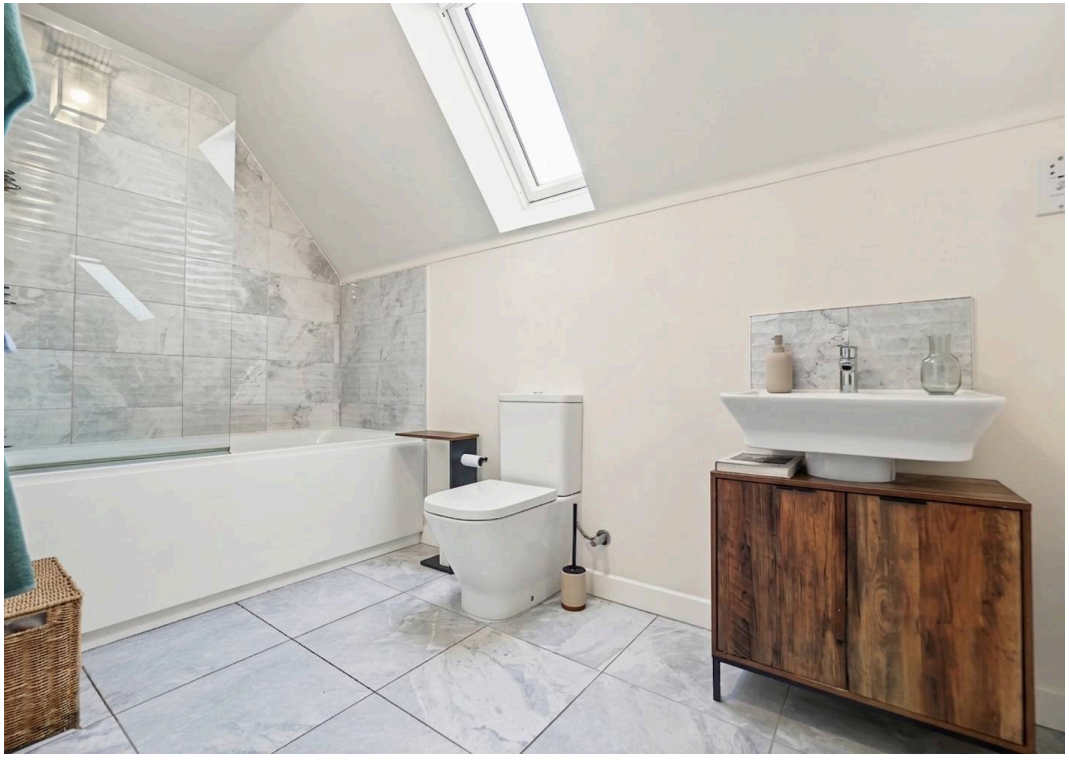





Total area: approx. 96.7 sq. metres (1041.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.