





Rezide are delighted to present this beautifully presented home situated in a highly sought-after location on Blackbrook Road with lots of potential to extend subject to obtaining relevant consents. This property is an ideal purchase for first-time buyers, professional couples, or families, offering excellent access to local amenities and highly regarded schools, including Ashmount School and Charnwood College. The surrounding area benefits from a variety of amenities, including a post office, pubs, and restaurants, while excellent public transport links and convenient commuter access to both the M1 and A6 enhance its appeal.



Upon entering through a stylish composite glazed door, you are welcomed into the entrance hallway, which features wood-effect laminate flooring and a staircase leading to the first floor. Timber glazed doors provide access to the well-proportioned living spaces. The spacious lounge is bathed in natural light from the double-glazed window to the front and French doors to the rear, which open onto the generous garden. The room is further complemented by a feature fireplace, a radiator, and a pendant light fitting.

The kitchen/diner is designed to cater to modern living, featuring a fully fitted kitchen with a range of under-counter storage units, a composite sink with drainer, an electric oven with a four-ring gas hob, and ample space for a fridge/freezer and washing machine. The space is bright and airy, with double-glazed windows to both the front and rear elevations, and benefits from two useful storage cupboards.







Upstairs, the property offers three well-proportioned bedrooms. The primary bedroom enjoys a double-glazed window to the front elevation, a radiator, a pendant light fitting, and an inbuilt wardrobe. The second bedroom also features a front-facing double-glazed window, a radiator, a pendant light fitting, and a built-in wardrobe, while the third bedroom, overlooking the rear, includes a radiator, pendant light fitting, and inbuilt wardrobe.

The contemporary bathroom is fitted with a modern suite, including a P-shaped bath with an overhead shower, a vanity wash-hand basin with integrated storage, and an LED mirror with light surround. A separate W.C. is located nearby, complete with a low-level flush toilet and an obscured double-glazed window.



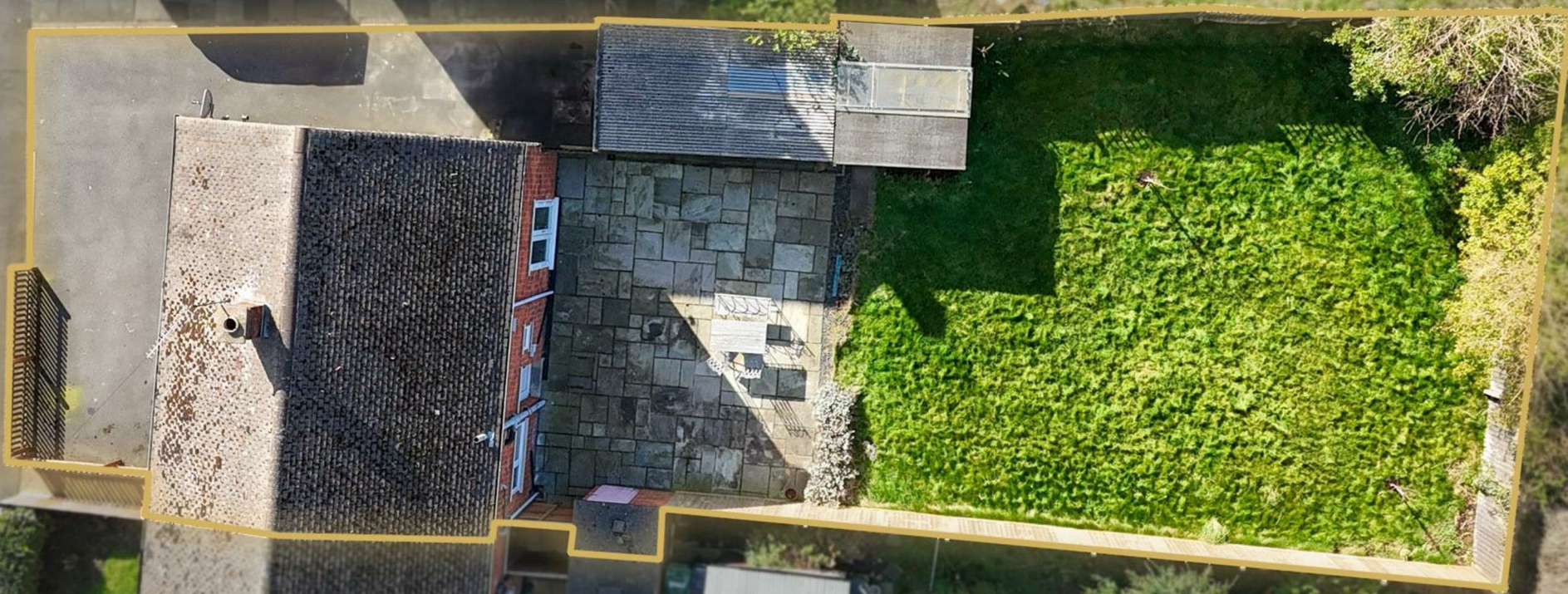




Externally, the property boasts an excellent-sized private rear garden, predominantly laid to lawn with contemporary paving near the rear entrance. The front of the property benefits from a single garage and off-road parking for at least three vehicles. For added accessibility, a ramp leads to the composite front door, making it convenient for pushchairs or wheelchairs.

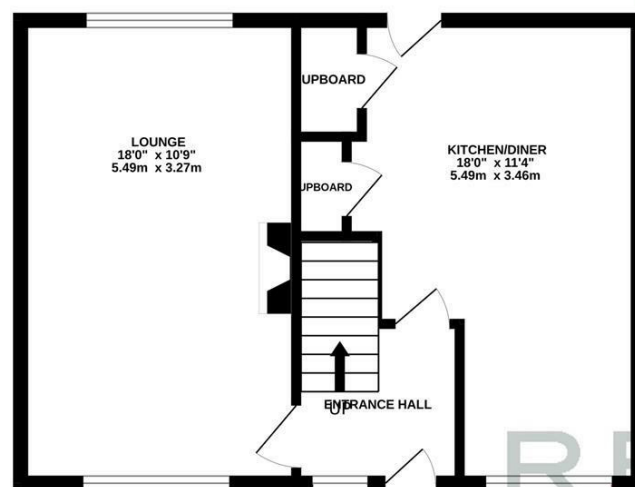
This charming home combines modern comforts with excellent convenience, making it a must-view for those seeking a well-located and stylish property.



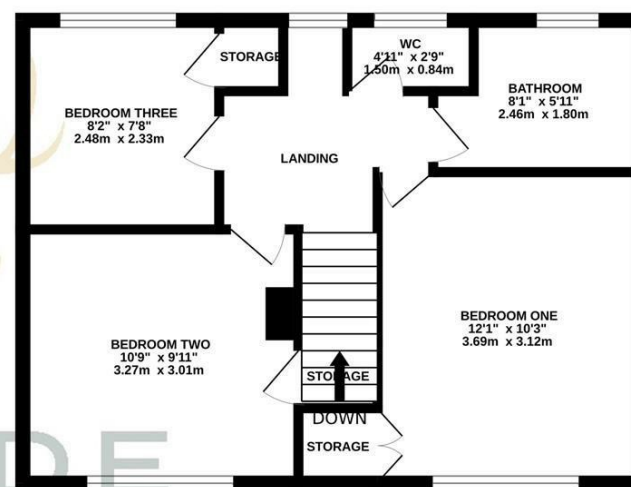


PLOT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



RESIDE  
GROUP

TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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