



# 1 Blackbird Road

Fleckney, Leicester, LE8 8EU

Asking Price £750,000

Don't miss out on the chance to own this breathtaking five-bedroom detached residence, perfectly positioned on a generous plot with picturesque views of the surrounding fields. The current owners have meticulously upgraded the home to an exceptional standard, featuring custom-sourced Amtico flooring to the ground floor and a state-of-the-art kitchen. Upon entering, you are welcomed by a spacious hallway that includes an understairs storage cupboard. To your right, you'll find a large lounge complete with a newly installed media wall, while to the left, there's a versatile office space that could easily serve as a playroom or cozy snug. The ground floor also boasts a convenient cloakroom and a stunning kitchen highlighted by a stunning vaulted ceiling that extends to the first floor, creating a distinct sense of space and equipped with quartz countertops, complemented by a matching utility room. Moving to the first floor, you'll discover four generously sized double bedrooms, including a master suite with an en-suite bathroom and dressing room, along with a family bathroom featuring a separate shower. Ascend to the third floor, where a charming landing area offers potential as a sitting room, office, or playroom, along with a shower room and the fifth double bedroom. Outside, the property includes a double garage and ample off-road parking, all while enjoying field views at the front. The rear features a lovely patio area that leads to a lush lawn. Contact us today to schedule your viewing—this is a property you won't want to overlook!

- Five double bedrooms
- Field views to front
- Superb plot
- Superb Breakfast kitchen with number of upgrades
- Separate Utility Room
- Spacious lounge with media wall
- Ideal location
- Must be viewed

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

5
 3
 2



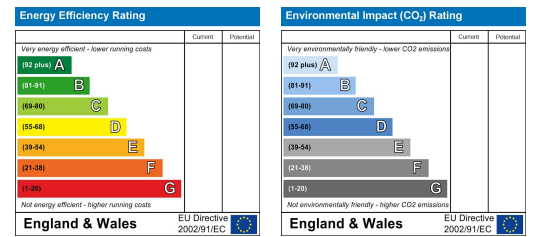
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.