



Blackett Drive Heather

- Beautifully presented detached home
- Quiet cul-de-sac position
- Open-plan kitchen and dining area
- Bay-fronted sitting room
- Three well-proportioned bedrooms
- Attractive westerly facing rear garden
- Off-road parking for multiple vehicles
- Partially converted garage
- EPC Rating D / Council Tax Band C / Freehold

Occupying a quiet cul-de-sac position within the highly regarded village of Heather, this beautifully presented three bedroom detached home offers an excellent balance of stylish interiors, versatile living space and a particularly attractive westerly facing rear garden.

The accommodation begins with a welcoming entrance hall and ground floor WC, leading into a generous bay-fronted sitting room with glazed double doors connecting through to the heart of the home. The impressive open-plan kitchen and dining area has been finished in a contemporary style, with emerald green and wood-effect cabinetry, integrated cooking appliances and plenty of space for family dining. An adjoining garden room provides a further reception space overlooking and opening onto the rear, while the partial conversion of the garage has created a useful study/home office, with the remaining area retained for storage.

Upstairs are three well-proportioned bedrooms, including a generous main bedroom with fitted wardrobes. A stylishly refitted shower room featuring a large walk-in shower, vanity storage and contemporary fittings completes the accommodation.

The property is set back behind a lawned frontage with a generous tarmac driveway providing off-road parking for multiple vehicles. To the rear, the landscaped garden is a particular highlight. Enjoying a desirable westerly facing aspect, the garden combines a generous lawn with paved seating and entertaining areas.





Location:

Heather is a well-regarded village in North West Leicestershire, surrounded by attractive countryside while remaining conveniently positioned for access to the region's principal towns and road networks. Nearby Ashby-de-la-Zouch and Market Bosworth provide a wider selection of shops, restaurants, schooling and everyday amenities, while the A42/M42 offers convenient connections throughout the East and West Midlands.

For those looking for village life without compromising on accessibility, the property offers an excellent combination of setting, space and connectivity.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Alexander

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs within this property listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



