



Blackthorn Drive, Anstey Heights, LE4



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£250,000



## Key Features

- Two bedroom semi detached home
- Tucked away cul de sac location
- Extended to the side
- Two reception rooms & conservatory
- Ground floor WC
- Within Walking distance of Castle Hill Country Park
- EPC rating D
- Freehold





Extended to the side, fall in love with this much improved two bedroom semi detached home occupying a tucked away cul de sac position and would make an ideal home for a couple, investor or growing family. The gas centrally heated accommodation includes an entrance hall with a guest WC, lounge through to the dining room extension, modern fitted kitchen and conservatory, with the first floor offering two bedrooms and a modern shower room, with steps rising to the loft space boarded out to create perfect storage space. Externally the property offers low maintenance gardens to the front with a lawned garden at the rear, as well as a driveway and garage to the side. Enjoying Castle Hill Country Park on your doorstep and conveniently located for access to Beaumont Leys Shopping, local schooling and major road links, an early viewing is highly recommended.

### Welcome to your new home

A contemporary fitted entrance door opens into the entrance hall extension, which features a useful storage cupboard housing the boiler (installed in 2021) and provides access to a convenient guest WC.

The primary reception room is attractively presented with wood-effect flooring and a window overlooking the front aspect. A spiral staircase rises to the first floor, while open access leads through to the dining room extension. This bright and airy space is flooded with natural light from a side window and French doors that open directly onto the rear garden.

A particular highlight of the home is the modernised kitchen, fitted with a range of wall and base units complemented by work surfaces over. Integrated Samsung appliances include a built-in oven and hob with extractor hood, along with space for a fridge freezer. A half Belfast sink with mixer tap adds character and practicality. A door from the kitchen leads into the conservatory, which enjoys pleasant views over the rear garden.

### Moving upstairs

A spiral staircase rises to the first-floor landing, providing access to two full-width bedrooms. The principal bedroom benefits from built-in wardrobes with sliding mirrored doors, offering excellent storage space.

Completing the first floor is a modern fitted shower room, finished with tiled walls and flooring. The suite comprises a single shower cubicle with mixer shower, wash hand basin set within a vanity unit, low-level WC, and a double-glazed window to the side aspect.

From the landing, wooden steps lead to a useful loft space which is boarded and carpeted, and features a window allowing natural light. Currently ideal for storage, the loft offers exciting potential to be converted into an additional bedroom or living space, subject to the necessary consents.

### Outside

To the front, the property benefits from an established garden with gravelled pathways and a variety of plants and shrubbery. The rear garden is mainly laid to lawn with a patio area adjacent to the home ideal for outdoor sitting and entertaining. With fencing to boundaries and gated access to the road beyond.

In addition, the property enjoys use of a wooden garage located adjacent to the neighbouring property, with a dedicated parking space positioned directly in front.

### Location

Leicester is a vibrant and diverse city offering an excellent range of shops, schools, cinemas, theatres, parks, leisure facilities and places of worship.

The city is exceptionally well connected, with access to the M1 motorway north and south, the M69 motorway towards Birmingham, and the A46 road to Newark. It is also conveniently located for Birmingham Airport and East Midlands Airport, while Leicester railway station provides direct intercity services to London, Peterborough and Stansted Airport.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion.





Leicester - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

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### Agents Note

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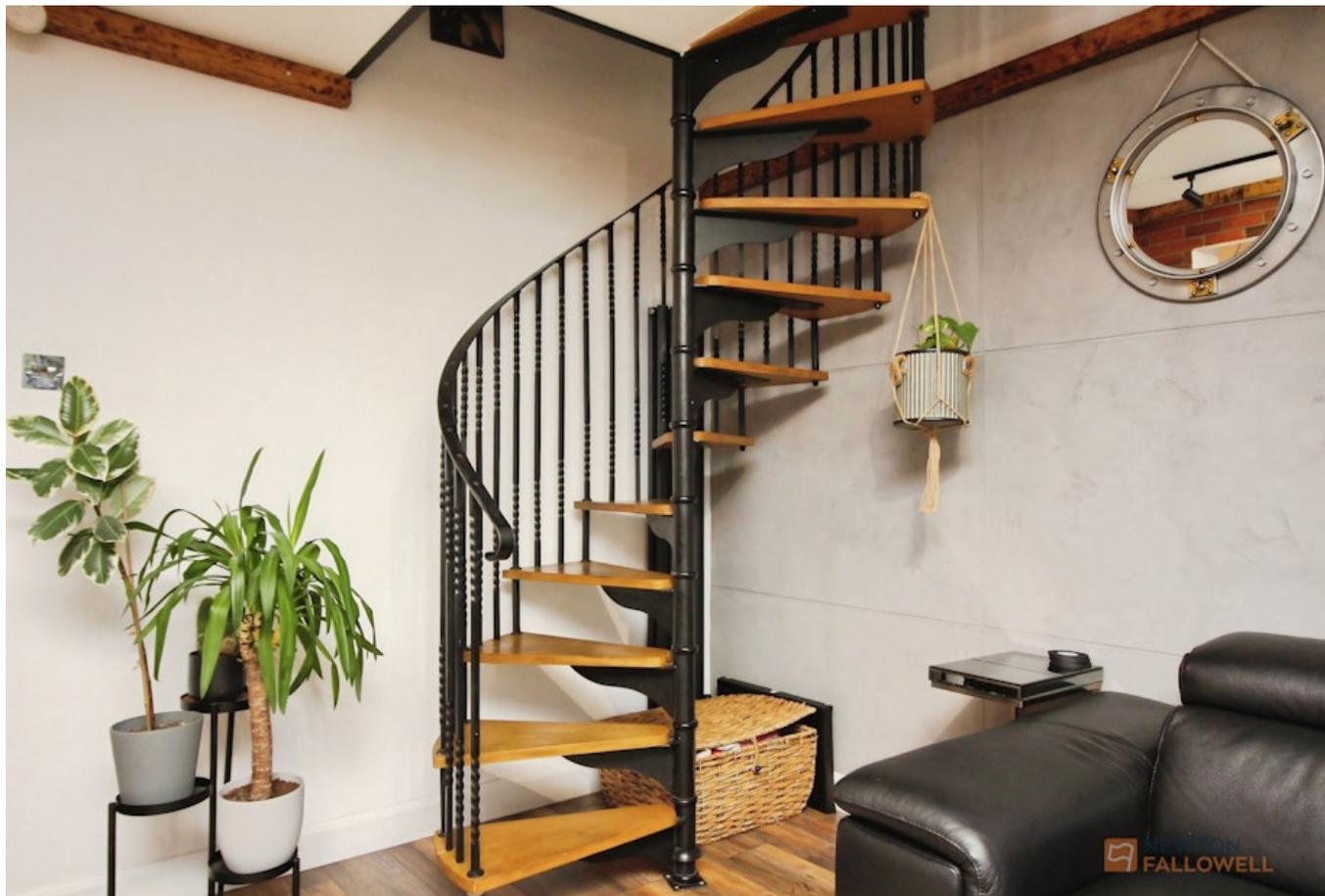
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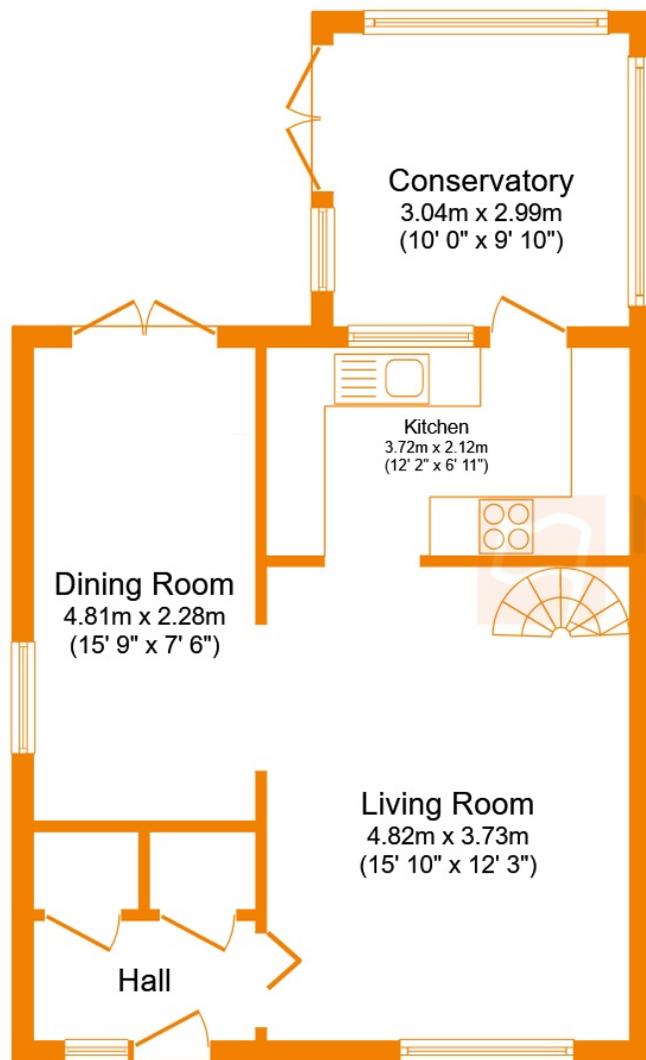
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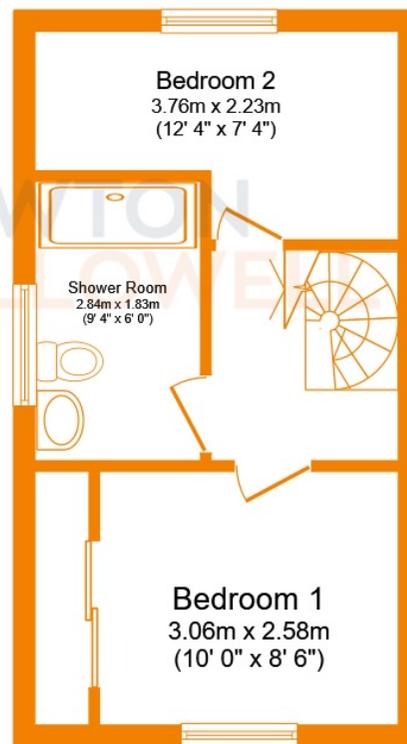
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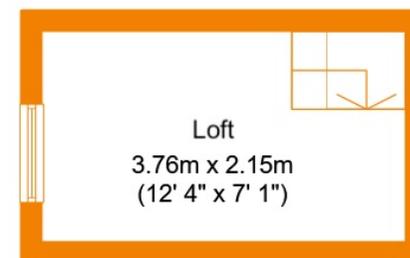




Ground Floor



First Floor



Second Floor

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