Blackett Drive, Heather

Offers Over **£275,000**

Blackett Drive

Heather

This THOROUGHLY MODERN THREE BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Heather comes to the market enjoying an entrance hall, ground floor w.c, bay fronted lounge, open kitchen/diner, utility room and conservatory to the ground floor with stairs rising to the first floor landing offering a three piece bathroom suite and three bedrooms, whilst also benefiting from a private garden to rear with field views and ample off road parking to the front with side driveway leading to the garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached House
- Three Bedrooms
- Kitchen/Diner
- Utility Room & Conservatory
- Field Views
- Village Location

GROUND FLOOR

Entrance Hall
Entered by a composite front door with inset opaque double glazed panel and having inset down lights, stairs rising to the first floor and an inset footwell.

Ground Floor W.C
Comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiling to splash prone areas, a heated towel rail, vinyl flooring and an opaque uPVC double glazed window to front.

Lounge
14' 2" x 13' 9" (4.32m x 4.19m)
Having a uPVC double glazed bay window to front, wall lighting, inset downlights and coving.

Kitchen/Diner
10' 4" x 17' 4" (3.15m x 5.28m)
Inclusive of a range of wall and base units, a sink and drainer unit with a swan neck flexi hose mixer tap, space and plumbing for appliances, four ring induction hob with splash screen and extractor hood over, column radiator, an electric oven and grill and a microwave oven. Other benefits include timber effect laminate flooring, tiled splashbacks, access to under stairs storage, uPVC double glazed window to rear and having uPVC framed French doors accessing the conservatory.

Conservatory
10' 10" x 15' 1" (3.30m x 4.60m)
Being of uPVC double glazed construction with polarised double glazing and enjoying timber effect laminate flooring and uPVC French doors accessing the rear garden while providing access to the utility room.

Utility Room
4' 3" x 7' 8" (1.30m x 2.34m)
Inclusive of a range of wall units, space and plumbing for appliances and the concealed gas fired central heating boiler.

FIRST FLOOR

Landing
Stairs rising to the first floor landing gives way to a loft hatch (partly boarded) and having an airing cupboard.

Bedroom
10' 4" x 9' 5" (3.15m x 2.87m)
Enjoying field views with uPVC double glazed window to rear and a range of fitted wardrobes.

Bedroom
10' 0" x 6' 3" (3.05m x 1.91m)
Having uPVC double glazed window to front, inset down lights and a fitted bed enclosure with fitted wardrobes.

Bedroom
7' 1" x 9' 6" (2.16m x 2.90m)
Having uPVC double glazed window to front and a fitted bed enclosure with storage and cupboards over.

Bathroom
6' 8" x 7' 6" (2.03m x 2.29m)
This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc bowl mixer basin, panelled bath with splash screen and waterfall shower over, chrome heated towel rail, cermaic tiled flooring, part tiled walls and two uPVC double glazed windows to the rear.

REAR GARDEN

Enjoying field views and a sunny aspect, the private rear garden is enclosed by timber close board fence panelling and facilitated by water point, external power points and features timber decked seating area with an adjacent lawn and further paved walkway accessing a sunken stone shingled seating area edged with timber sleepers beneath a pergola.

FRONT GARDEN

With an area of slate shingling with block paved edging and gives way to the front door.

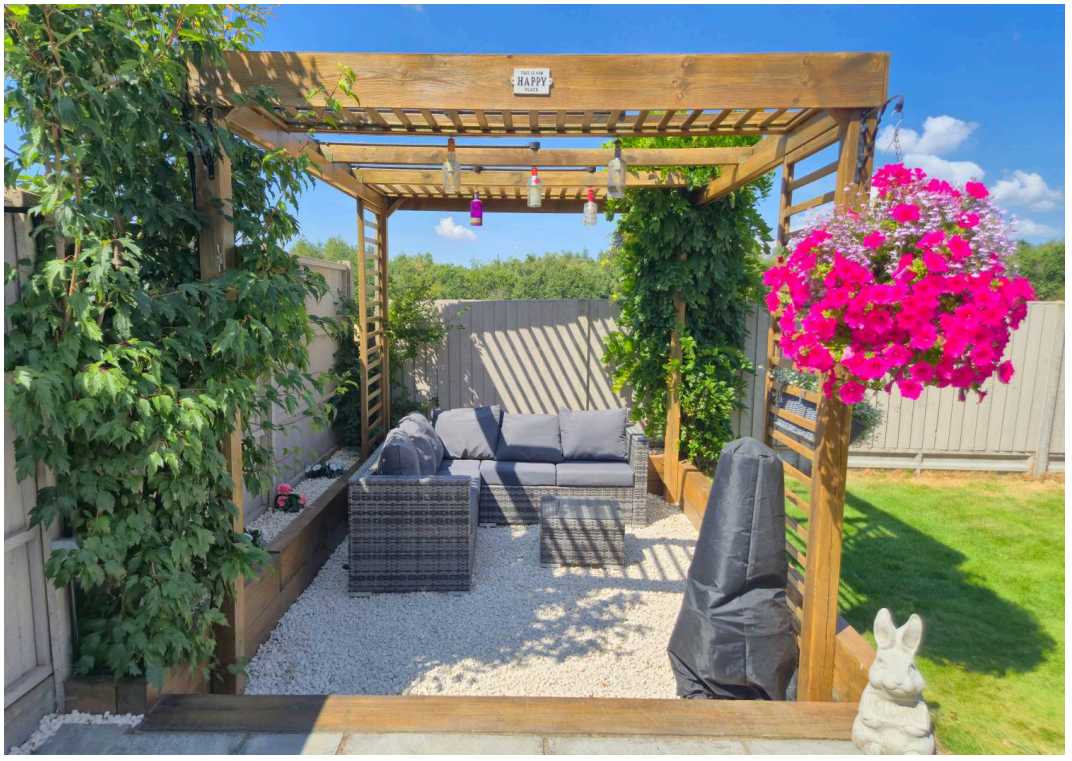
Driveway

Benefiting from a tarmacadam driveway adjacent to an area of slate shingling which in turn offers off road parking for multiple vehicles.

Garage

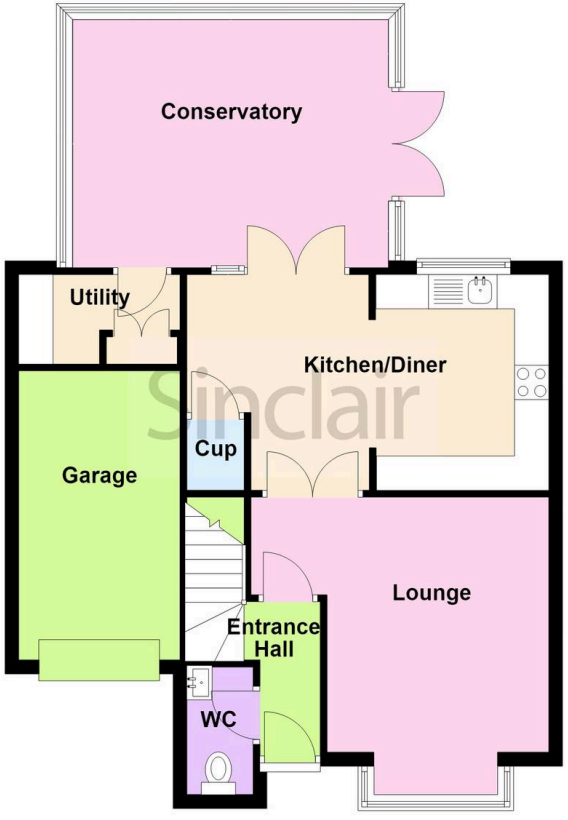
Entered via an up and over door to front and having both light and power.

The
Bathroom

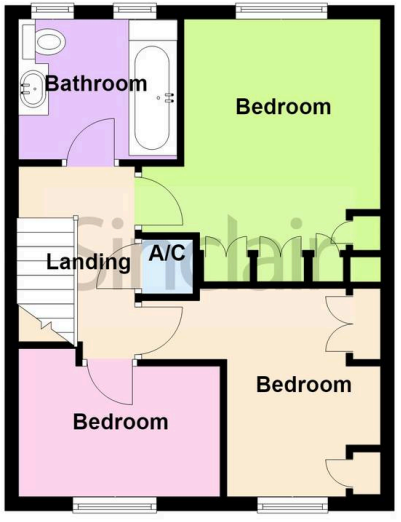

HAPPY

HAPPY

Ground Floor



First Floor



Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.