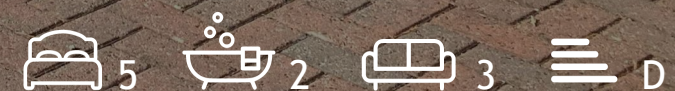




6 Blackthorn Road
Glenfield, LE3 8QP

£565,000



6 Blackthorn Road

Glenfield, Leicester, LE3 8QP

A particularly spacious 5 bedroom, 2 bathroom detached family home with owned solar panels attracting feed in tariff and a superb 100' rear garden situated in a popular sought after cul-de-sac location close to excellent amenities. The property benefits from full gas central heating, UPVC double glazing to majority of windows. The accommodation comprises; entrance hall, cloaks/wc, 15' lounge, 25' fitted kitchen, utility room, 15' office/playroom, 20' rear facing sitting room. Upstairs, landing, 5 bedrooms, en-suite shower room & family bathroom with 4 piece suite. Gardens to front and rear, extensive driveway and garage.

Entrance Hall

A welcoming entrance hall set in the centre of the substantial ground floor accommodation. Hardwood multi-glazed entrance door, laminate flooring, stairs to first floor, under-stairs cupboard, radiator.

Cloaks/wc

Secondary glazed window, wash hand basin, wc, radiator, fitted carpet.

Lounge

15'10 x 13'4 (4.83m x 4.06m)

A bright and airy living room with UPVC double glazed window to front, radiator, laminate flooring, marble fireplace with wooden surround, recessed spotlights and ornate cornice to ceiling.

Kitchen-Diner

25' x 9'9 (7.62m x 2.97m)

A spacious kitchen-diner with two UPVC double glazed windows to rear, UPVC double glazed sliding patio doors out to the rear gardens, tiled flooring to the kitchen area and laminate flooring to the dining area. The kitchen is well fitted with a range of modern base, drawer and eye level units, work surfaces with tiled surrounds and under-unit lighting, one-and-a-half bowl stainless steel sink unit. Integrated appliances include fridge/freezer and dishwasher. There is space for a slot in cooker with fitted extractor hood over. In the dining area there is ample space for a large table and chairs, radiator.

Utility Room

8' x 5' (2.44m x 1.52m)

Window to side (into passage) tiled flooring, radiator, provision for usual appliances, eye level units.

Inner Passage (Annex)

This inner passage leads off the kitchen into the substantial extension to the side of the property which could be considered as a self-contained annex or work from home area. The passage has it's own hardwood multi-glazed external door to the front driveway. Laminate flooring, radiator, internal doors leading to Sitting Room, Band/Playroom, Side Lobby with UPVC double glazed door to side.

Sitting Room

20' x 19'4 (6.10m x 5.89m)

This second reception room is an extension facing the superb rear gardens and forms part of the potential annex. UPVC double glazed sliding patio doors to rear and French doors to side. Fitted carpet, two radiators, ornate cornice to ceiling.

Office/Study

15'9 x 7'6 (4.80m x 2.29m)

Would make an ideal children's playroom or teenager's Playstation/X-Box room. Equally it could be used as an office/Study or as the current owners do, a music room.

UPVC double glazed window to front, radiator, fitted carpet, boiler/storage cupboard.

First Floor Landing

A split level landing. Fitted carpet, radiator, access to loft, airing cupboard housing Heatrae Sadia megaflow cylinder.

Bedroom One

17'2 x 13'7 (5.23m x 4.14m)

A substantial master bedroom with a wealth of storage. Two UPVC double glazed windows to rear, fitted carpet, two radiators, built in wall to wall wardrobes.

En-suite Shower Room

7'6 x 6'2 (2.29m x 1.88m)

UPVC double glazed opaque window, radiator, fully tiled walls, extractor fan, shower cubicle with mains shower, pedestal wash hand basin, wc.

Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wall-to-wall fitted wardrobes and overhead storage.

Bedroom Three

12'8 x 9'2 (3.86m x 2.79m)

UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Four

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Five

8'10 x 8'4 (2.69m x 2.54m)

UPVC double glazed window to front, fitted carpet, radiator. Measurements not including alcove.

Family Bathroom

14' x 6'6 (4.27m x 1.98m)

A spacious family bathroom. Two UPVC double glazed opaque windows, fully tiled walls, oval double-ended panelled bath, separate shower cubicle with electric shower, pedestal wash hand basin, wc, chrome heated towel rail, radiator, storage cupboard.

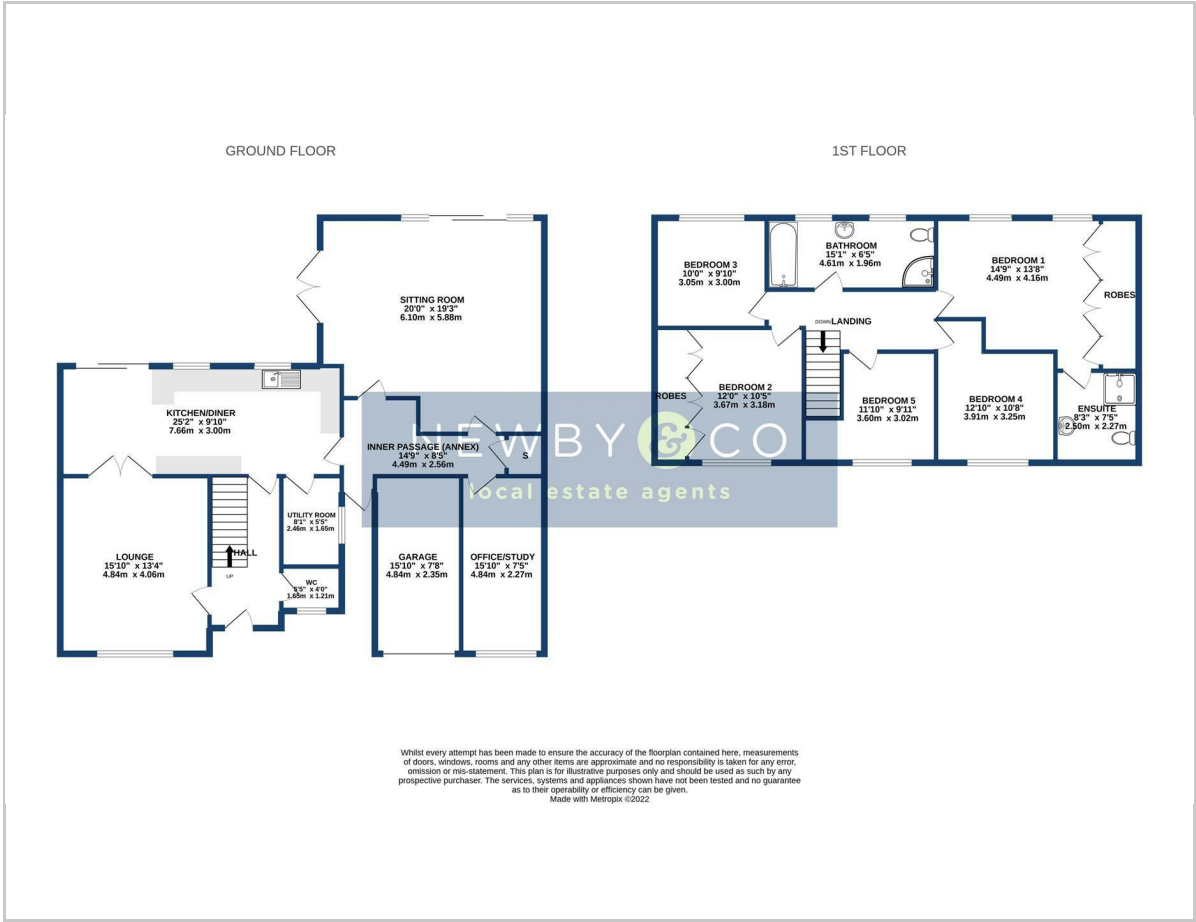
Outside

The front of the property has block paved driveway providing parking for 5 cars and leading to single attached garage with up & over door & light.

The superb extensive rear gardens are over 100' long and particularly wide and comprise of large Yorkstone patio with circular patterned feature, extensive lawns, beds and borders, mature trees.



Floor Plan



Viewing

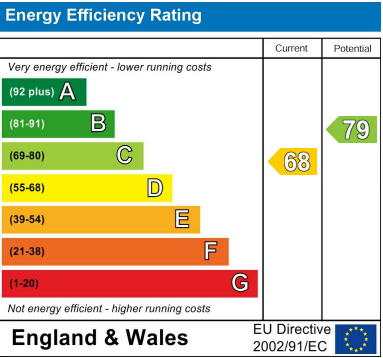
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Area Map



Energy Efficiency Graph



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