



**26 BLACKTHORN
DRIVE, LEICESTER LE4 1BH**

£220,000
FREEHOLD



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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



OFFERED FOR SALE BY JUDGE ESTATE AGENTS, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM BUNGALOW IS POSITIONED WITHIN A QUIET CUL-DE-SAC IN THE SOUGHT-AFTER AREA OF ANSTEY HEIGHTS, ENJOYING ATTRACTIVE VIEWS OVER GREEN LAND TO THE FRONT. THE PROPERTY HAS BEEN FULLY UPGRADED AND MODERNISED BY THE CURRENT OWNERS, RESULTING IN A STYLISH AND COMFORTABLE HOME IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR THOSE REQUIRING CONVENIENT SINGLE-LEVEL LIVING. THE ACCOMMODATION HAS BEEN THOUGHTFULLY RECONFIGURED TO CREATE A SUPERB OPEN-PLAN KITCHEN, LIVING AND DINING AREA, PROVIDING EXCELLENT SPACE, FLOW AND FLEXIBILITY FOR MODERN DAY LIVING. EXTERNALLY, THE PROPERTY BENEFITS FROM BEAUTIFULLY LANDSCAPED GARDENS, ADDING FURTHER APPEAL AND OFFERING PLEASANT OUTDOOR AREAS TO ENJOY. THE LOCATION IS PARTICULARLY WELL REGARDED, WITH SCENIC WALKS NEARBY, ALONGSIDE LOCAL AMENITIES AND A BUS STOP WITHIN EASY REACH. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE QUALITY OF FINISH AND EVERYTHING THIS FANTASTIC BUNGALOW HAS TO OFFER.



Hallway & Porch

Composite door leads to porch area, perfect for storage and muddy boots, velux window and wood-effect flooring extending through the house. Doors lead off to other rooms:

Bathroom 24'11" x 21'3"

The bathroom combines contemporary styling with practical design, showcasing a curved bathtub with mosaic tile detailing and an adjacent walk-in shower with glass screen. The walls feature a mix of stone tiles, illuminated by recessed ceiling lights and a frosted window that provides privacy while allowing daylight to enter. A wooden vanity unit with a modern basin completes this well-appointed space.

Bedroom One 12'0" x 10'1"

Triple glazed double doors leading to rear garden, engineered wood and radiator

Bedroom Two 30'2" x 25'3"

Triple glazed window to rear elevation, engineered wood flooring and radiator.

Open Plan Kitchen and Living 17'10" x 17'0"

Living & Dining Area

Engineered wooden flooring, radiator and French doors leading to garden, L shape leading to:

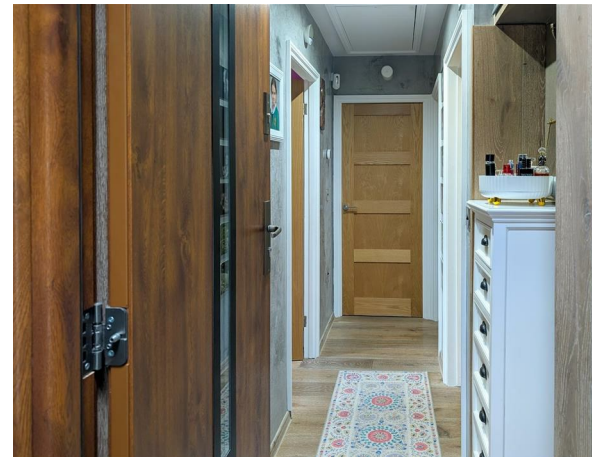
Kitchen

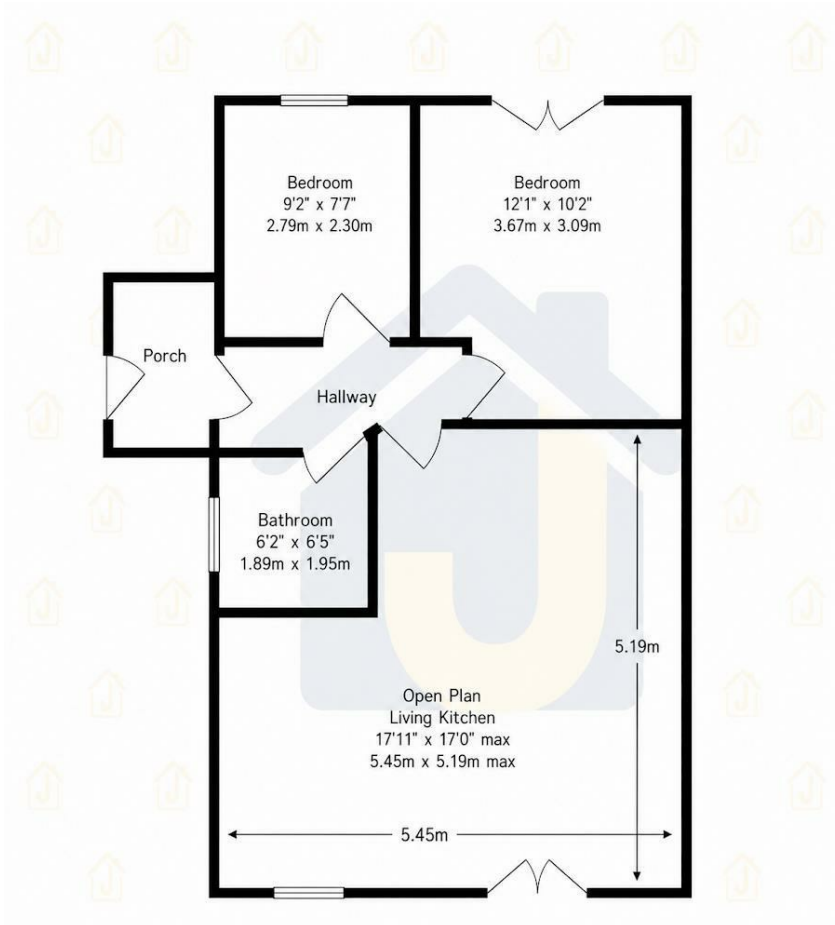
The kitchen with white cabinetry set against teal walls and a patterned tiled splashback. Contemporary appliances, including a stainless steel oven and extractor hood, are integrated neatly into the layout. Integrated appliances also include washing machine and dishwasher. A triple glazed window over the inset sink and drainer looks out to the garden, bringing in natural light and a refreshing view. A handy USB and plug tower integrated within the worktops adds a convenient and well thought of addition.

External Areas and Parking

The wrap around gardens offers a peaceful and inviting outdoor space, with a well-kept lawn bordered by mature shrubs, flowering plants, and trees that provide privacy and colour. A paved path leads to a covered seating area, ideal for relaxing or entertaining. The garden also features a variety of greenery, including a striking potted plant, with views of neighbouring homes softened by foliage.

Two parking spaces are available next to the property.





LOCATION



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. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

We always like any potential purchaser to follow our four steps:

- 1 Read property description**
- 2 Look at floorplan**
- 3 Watch our virtual viewing video**
- 4 Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK



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TERMS & CONDITIONS

Money laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.