



58 Blackbird Road, Leicester. LE4 0FW

- Beautifully Presented Traditional Bay Fronted Semi Detached
- Internal Viewing Essential To Appreciate Size, Style And Layout Of This Lovely Home
- Double Height Entrance Hall, Front Living Room
- Rear Open Plan Dining Kitchen With Double Doors To The Rear
- Side Utility/Lobby, Store, Pantry, Cloaks/Wc
- Feature Gallery Landing Leading To Three Generous Bedrooms
- Large Feature Family Bathroom With Freestanding Roll Top Bath And Double Shower
- Driveway Providing Ample Car Standing , Garage, Attractive Rear Garden
- EPC Rating E & Council Tax Band C



PROPERTY DESCRIPTION

A beautifully presented traditional bay fronted semi detached property in this sought after location. With spacious accommodation throughout and a superb garden to the rear, an internal viewing is considered essential to appreciate the size, style and layout of this lovely home. In brief the property comprises of a large welcoming double height entrance hall with feature flooring, store cupboards and a dog leg staircase leading to the first floor accommodation. To the front is the living room with bay window and double doors leading to the rear dining kitchen. The rear dining kitchen has been opened up to create a fantastic living space with a dining area having double doors leading to the rear, the kitchen area has fitted base units with double sink and range cooker and gives access to a good size side lobby with utility/store, pantry cupboard, side sliding doors and access to garage and a downstairs wc. To the first floor there is a feature gallery landing overlooking the entrance hall and with front stain glass window. The landing gives access to the three generous bedrooms and a show stopping family bathroom with walk in double shower, roll top freestanding bath and two piece suite. Externally to the front of the property is a driveway providing ample car standing and access to the garage with opening doors. A side gate leads to the well presented and designed rear garden with lawn, mature borders, play area, patio area, outdoor dining area with wisteria covering, shed and fence surround. EPC rating is E and council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

14' 4" x 8' 5" max (4.37m x 2.57m)

Living Room

15' 4" into rec x 12' 5" plus bay window (4.67m x 3.78m)

Dining Area

11' 9" into rec x 15' 2" (3.58m x 4.62m)

Kitchen Area

11' 10" into rec x 11' 10" (3.61m x 3.61m)

Side Lobby

8' 4" plus ent area x 6' 2" (2.54m x 1.88m)

Utility Store

5' 4" x 4' 8" (1.63m x 1.42m)

Pantry

Cloaks/Wc

Gallery Landing

Bedroom

15' 4" x 15' 5" max into rec (4.67m x 4.70m)

Bedroom

15' 2" x 11' 11" into rec (4.62m x 3.63m)

Bedroom

16' 3" x 7' 11" (4.95m x 2.41m)

Family Bathroom

11' 10" x 11' 9" (3.61m x 3.58m)

External

Garage

16' 8" x 8' 0" (5.08m x 2.44m)

Rear Garden

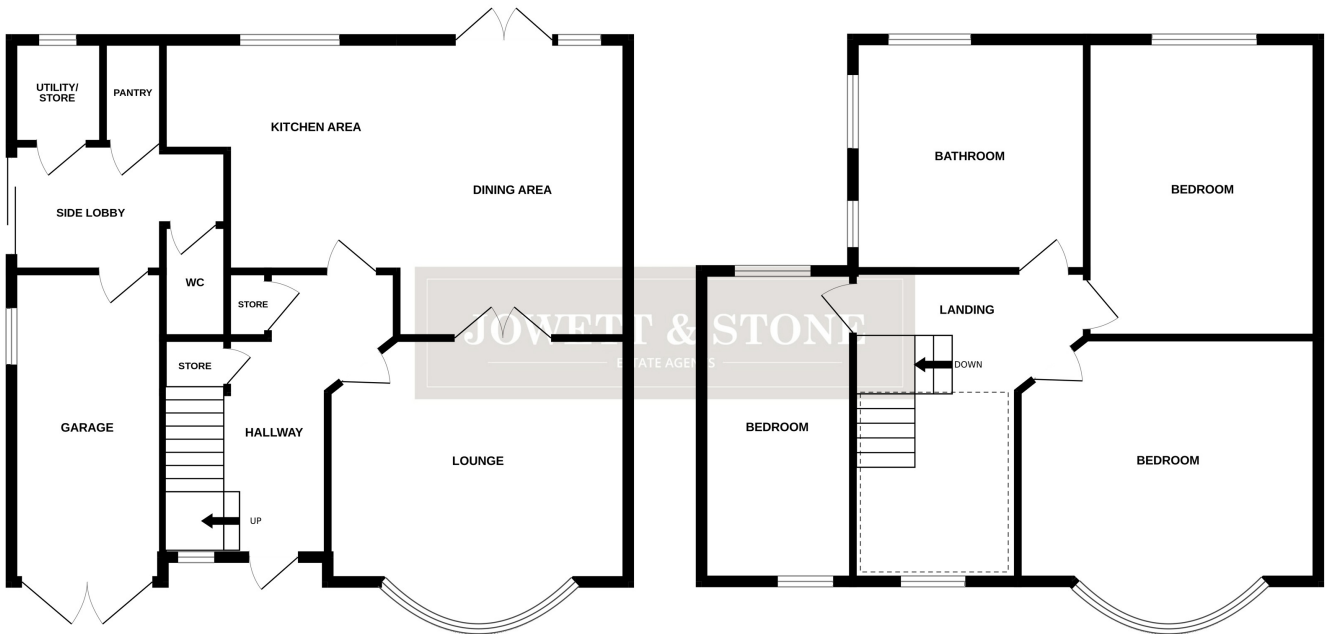


FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

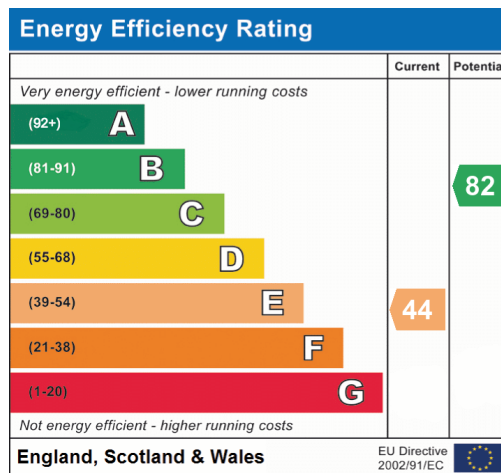
GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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