

# SUPERIOR HOMES

# ROYSTON & LUND



## 2 Bluebell Mews

| DE11 8GJ

Guide Price £550,000

Guide Price of £550,000 - £575,000

Royston and Lund are delighted to bring to the market this stunning newly built home in the village of Blackfordby, offered with no upward chain. The property has been finished to an extremely high standard throughout and is ideally suited to a growing family. Situated on a cul de sac with off street parking to the front and a single integral garage with electric up & over door.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, sitting room, kitchen/diner and stairs to the first floor. The kitchen area is the main hub of the house and has a range of fully integrated appliances including a double oven, dishwasher, American style fridge/freezer and a hob over the central island with an extractor fan. Off the dining area there is a separate utility room with a washer and a dryer.

To the first floor there are four well proportioned double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. Bedrooms one and two both have en-suite shower rooms, while there are also built in wardrobes to the main bedroom.

At the rear of the property there is a private garden with patio areas, lawn and fenced boundaries.





- NO UPWARD CHAIN
- Guide Price of £550,000 - £575,000
- Four Double Bedrooms, Two with En-Suites
- Family Bathroom & Downstairs WC
- Two Reception Rooms, Separate Utility Room
- Kitchen/Diner with Integrated Appliances including and American Fridge/Freezer
- Lovely Village Location Close to Countryside Walks
- Garage with Electric Door.
- EPC Rating B. Freehold
- Council Tax Band F





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Blackfordby is a small village and former civil parish, now in the parish of Ashby-de-la-Zouch, in the North West Leicestershire district, in the north western most corner of Leicestershire, England. It is about 2 miles (3.2 km) to the northwest of Ashby-de-la-Zouch.

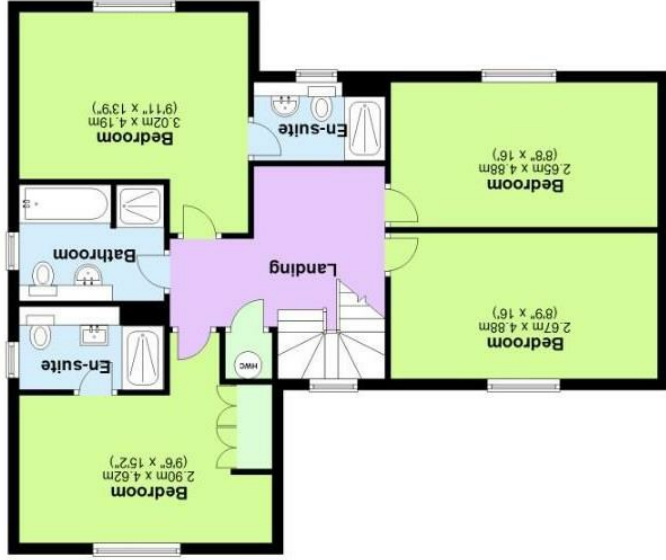
With wonderful countryside walks and in an easy walk to Hicks Lodge in Moira, Albert Village Lake and Conkers. there is a Primary School in Blackfordby and Moira both in walking distance of the property. There is a village Pub and a shop within walking distance. Catchment to the senior schools in Ashby Blackfordby is an ideal location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales	
Current	Potential
92	85
Very energy efficient - lower running costs	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
<b>Energy Efficiency Rating</b> England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO <sub>2</sub> emissions	
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
<b>Environmental Impact (CO<sub>2</sub>) Rating</b> England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO <sub>2</sub> emissions	
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G

EPC



Approx. 82.5 sq. metres (887.5 sq. feet)



Approx. 100.2 sq. metres (1326 sq. feet)



Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Plan produced using PlanUp.  
 Total area: approx. 187.7 sq. metres (2020.1 sq. feet)