

# SUPERIOR HOMES

# ROYSTON & LUND



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# Locker House 25 Butt

Blackfordby | DE11 8BG

Guide Price £900,000

Guide Price £900,000 to £950,000

Royston and Lund are delighted to bring to the market a rare opportunity to acquire an immaculately presented, extended, detached home that sits on approximately 10.7 acres of land and comes with multiple outbuildings including a barn, six stables and a tack room. The village of Blackfordby sits between Swadlincote and Ashby de la Zouch, and has fantastic transport links for the A42 to Birmingham and East Midlands Airport.

Entering into the hallway there is access into the kitchen/diner, lounge, snug and stairs to the first floor. The lounge has windows to the front and rear and benefits from a feature fireplace, while the kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher and a storage cupboard for the fridge/freezer and a pantry.

Off the dining area there is a laundry room with space for a washer and a dryer, as well as two further sink units. From the kitchen there is a doorway leading to a boot room that also allows access to a modern downstairs shower room consisting of a shower, WC and wash basin.

To the first floor there are four well proportioned double bedrooms and a three piece family bathroom. Over the landing there there is a built in storage and a feature floor to ceiling window that has a south west facing aspect and allows views across the fields.

To the front of the property there is a large gated driveway and a partially converted garage that is now used for storage, with the other half now being the laundry room. To the rear there is a large landscaped garden with pond area, a garage, office and a store room. As you walk round the path through further gates there are several stables, a tack room and a large barn.





- Guide Price £900,000 to £950,000
- Extended Detached Family Home
- Four Double Bedrooms
- Approximately 10.70 Acres Of Land
- Stables, Tack Rooms & Barn
- Gated Driveway, Garage, Garden Office and Store Room
- South West Facing Aspect
- Immaculately Presented Throughout
- EPC Rating C - Freehold
- Council Tax Band E





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Blackfordby, a picturesque village in Leicestershire, offers a range of amenities catering to residents and visitors. Key features include the Black Lion, a traditional pub serving food and drink, and the Blackfordby Primary School, providing local education.

The village hall hosts community events and activities, fostering a strong sense of community. Nearby, you'll find St. Margaret's Church, a historic landmark. For outdoor enthusiasts, the village offers scenic walks and green spaces. While Blackfordby maintains its rural charm, it is also conveniently close to the town of Ashby-de-la-Zouch, providing additional shopping, dining, and recreational facilities.

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		EU Directive 2002/91/EC	
Not energy efficient - higher running costs			
(1-20)	G		
(21-38)	F		
(39-54)	E		
(55-68)	D		
(69-80)	C		
(81-91)	B		
(92 plus)	A		
Very energy efficient - lower running costs			
Potential	Current	74	80

  

England & Wales		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions			
(1-20)	G		
(21-38)	F		
(39-54)	E		
(55-68)	D		
(69-80)	C		
(81-91)	B		
(92 plus)	A		
Very environmentally friendly - lower CO2 emissions			
Potential	Current		

## EPC

