Superior Homes

ROYSTON & LUND



Locker House 25 Butt Blackfordby | DE11 8BG Guide Price £800,000

Guide Price £800,000-£850,000

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 close to the Market Town of Ashby de la Zouch.

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 £800,000-£850,000
- 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











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-dela-Zouch, providing additional shopping, dining, and recreational facilities.









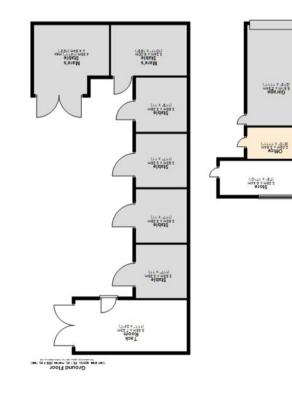
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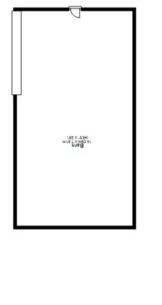
οι warranty in respect of the property.

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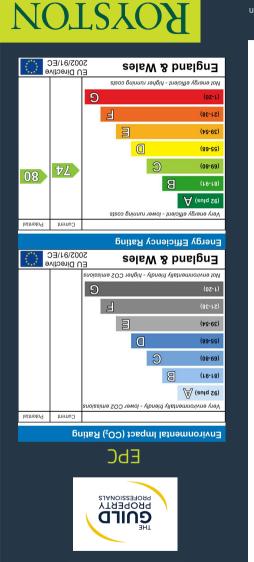






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