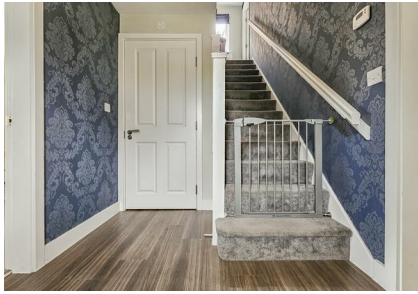


Butt Lane, Blackfordby, DE11 8BH

£340,000

Council Tax Band: D



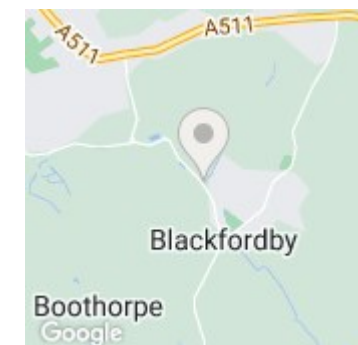
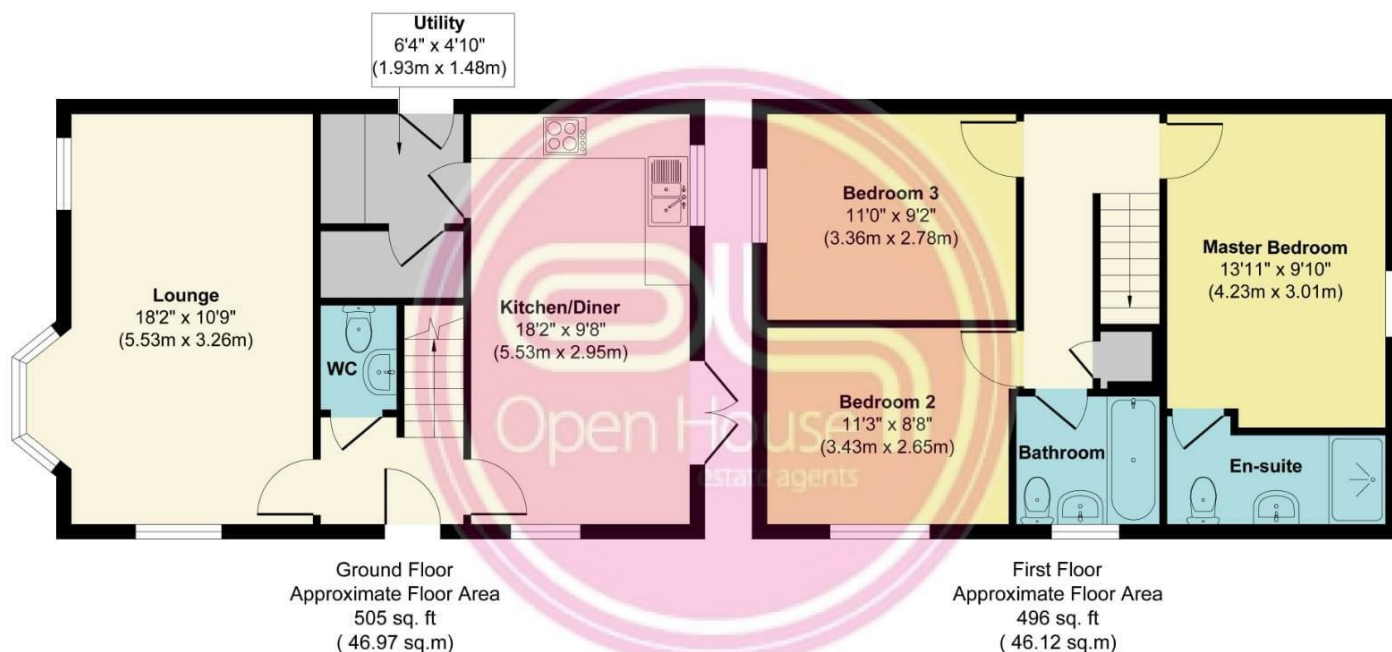
An exceptionally presented three bed roomed detached family home that has been upgraded significantly from new. The plot is a fantastic size, and the rear and front gardens landscaped to a high specification. The kerb appeal outshines all the properties around it with its grand frontage.

The area is tranquil, yet amenities are still easily accessible with the property being close to Swadlincote Town Centre, and Ashby's Historic Market Town. The home is also within catchment of renowned schools, and great for commuters with the location being central, and the M42 nearby. The property is set near the National Forest visitors' centre at Moira and Blackfordby village has a church and chapel, public house and a renowned primary school.

The home in brief, comprises: a spacious lounge, modern kitchen/diner with integrated appliances, utility room and a cloakroom/W.C. To the second floor there are three good sized bedrooms, including en-suite to the master, and luxury modern three-piece family bathroom. To the side there is a driveway for up to three cars in front of the single garage, and to the front of the property there is an extensive front lawn, as well as a large landscaped garden to the rear.



Open House Burton & Swadlincote



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	