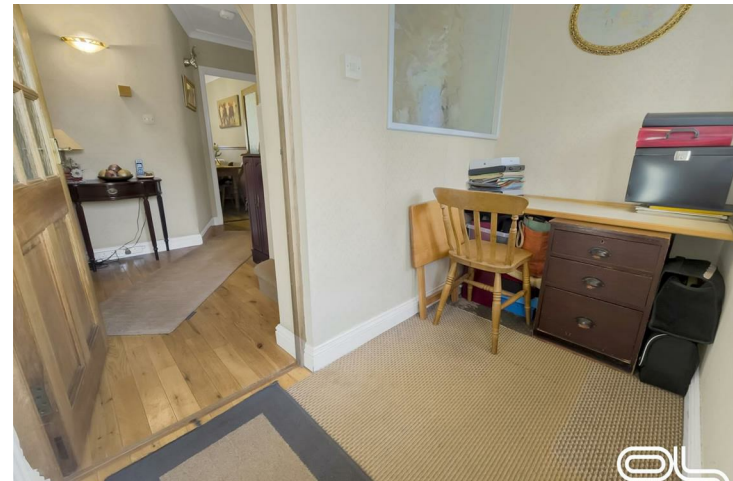




Fenton Avenue, Blackfordby, DE11 8AR

£270,000



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Located within a peaceful cul-de-sac in the desirable village of Blackfordby, this extended three-bedroom semi-detached home offers a wonderful balance of indoor space and outdoor charm. Set back behind a large, gravelled driveway with a manicured lawn and established borders, this well-maintained property benefits from multiple reception areas, generous room proportions and a stunning garden that provides a private space for relaxing and entertaining at the rear.

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.

Foyer – 2.78m x 1.67m (9'1" x 5'6")

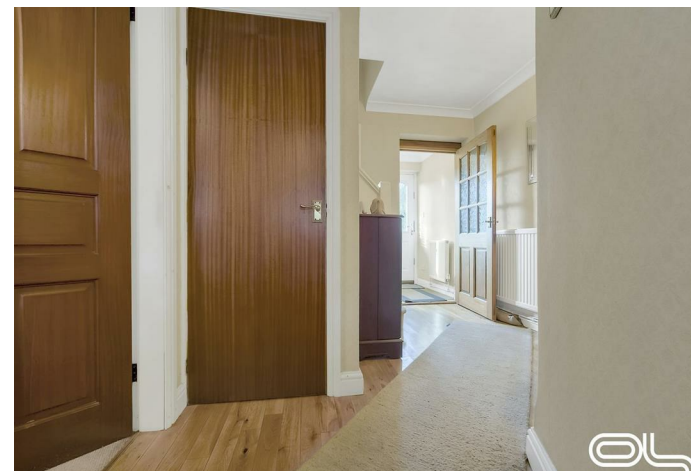
Stepping through the distinctive front door, the entrance foyer offers a warm welcome and conveniently separates coats and shoes from the main living quarters. Solid wood flooring leads into the:

Hall – 2.78m x 3.13m (9'1" x 10'3")

The inviting central hallway connects the principal ground floor rooms, with stairs leading to the first floor and useful understairs storage.

Living Room – 3.41m x 7.81m (11'2" x 25'7")

This spacious, dual-aspect reception room is flooded with natural light, offering a feature fireplace with surround, elegant décor and both a front-facing window and rear patio doors to the dining area, opening onto the garden and providing ample natural



light.

Kitchen – 2.77m x 2.57m (9'1" x 8'5")

Overlooking the rear garden, the kitchen features a range of solid wood wall and base units, tiled splashbacks, freestanding cooker and extractor fan. The archway creates a sociable link with the dining area.

Dining Area – 2.78m x 2.76m (9'1" x 9'1")

Open-plan to the kitchen, this charming dining space is ideal for family meals and entertaining, complete with timber-effect flooring and ample space for a full-size table.

Utility Room – 3.71m x 3.21m (12'2" x 10'6")

Accessed via the dining room, this generous utility area includes plumbing for a washing machine, space for a fridge freezer, additional worktop, access to the garden and internal doors to the garage and shower room.

Shower Room – 2.06m x 1.86m (6'9" x 6'1")

A convenient ground floor addition, comprising a corner shower cubicle, WC, vanity wash basin and frosted window for privacy.

Garage – 3.67m x 5.54m (12'0" x 18'2")

The integral garage is especially large, and perfect for secure parking, storage or conversion (subject to permissions). It features an up-and-over door and internal access via the utility.

First Floor Landing

The landing leads to three well-proportioned bedrooms and the family bathroom. A loft hatch provides access to the attic for additional storage.

Master Bedroom – 2.65m x 3.14m (8'8" x 10'3")

A bright and comfortable double room with views over

the rear aspect, complete with extensive fitted wardrobes and soft carpeting.

Bedroom Two – 2.65m x 2.87m (8'8" x 9'5")

Another generous double bedroom to the front, also featuring full-height fitted wardrobes and overlooking the beautiful garden.

Bedroom Three – 2.78m x 2.84m (9'1" x 9'4")

A versatile third bedroom, ideal as a single room, nursery or home office, with built-in cupboards and views to the rear.

Bathroom – 1.88m x 2.37m (6'2" x 7'9")

The family bathroom is fully tiled with a modern three-piece suite including a panelled bath, pedestal basin, WC and side-facing frosted window.

Exterior & Garden

The front of the property features a large, gravelled driveway providing ample off-road parking for multiple vehicles, bordered by lawn and mature shrubs. To the rear, the standout feature is the beautifully landscaped garden. With a large patio seating area, shaped lawn, well-stocked borders and mature trees offering privacy, the garden is ideal for relaxing or entertaining.

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Local Authority: North West Leicestershire

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.





Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

****Money Laundering Regulations 2003:****

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

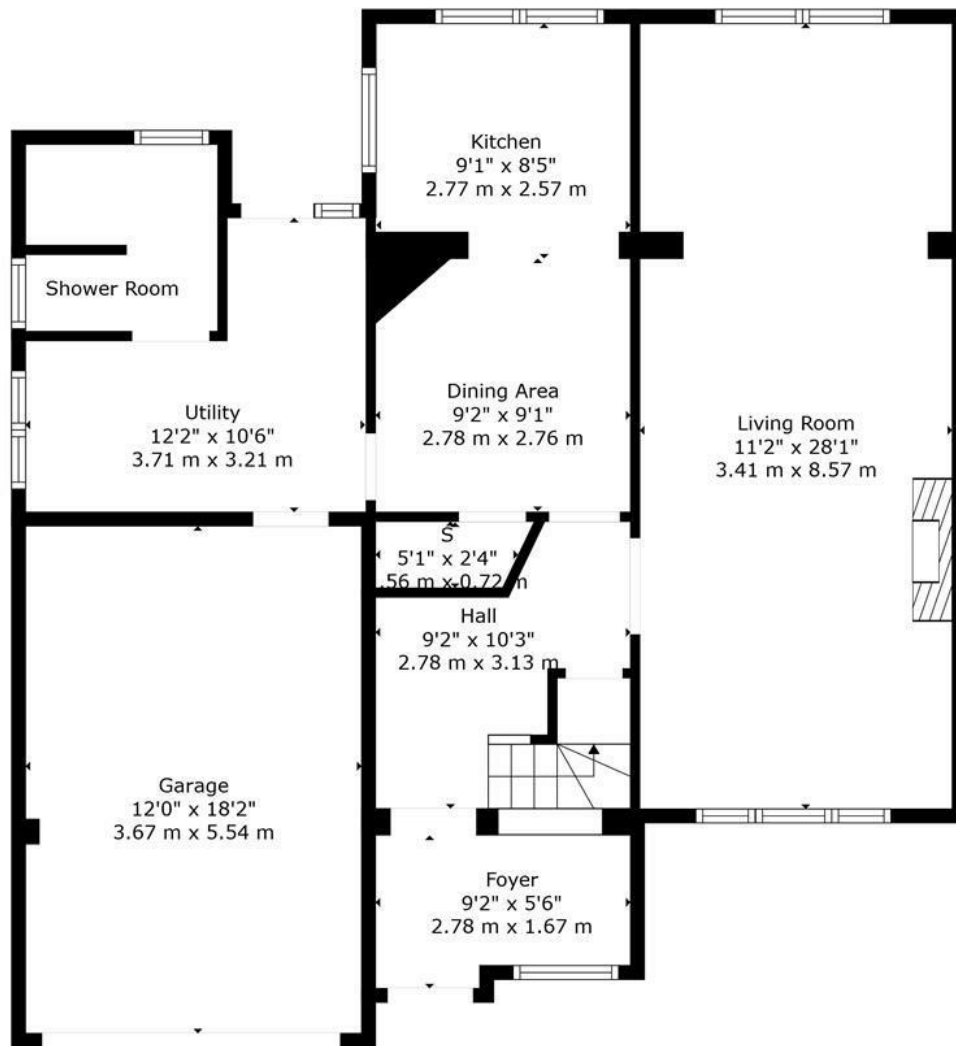
****Floorplans:****

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.

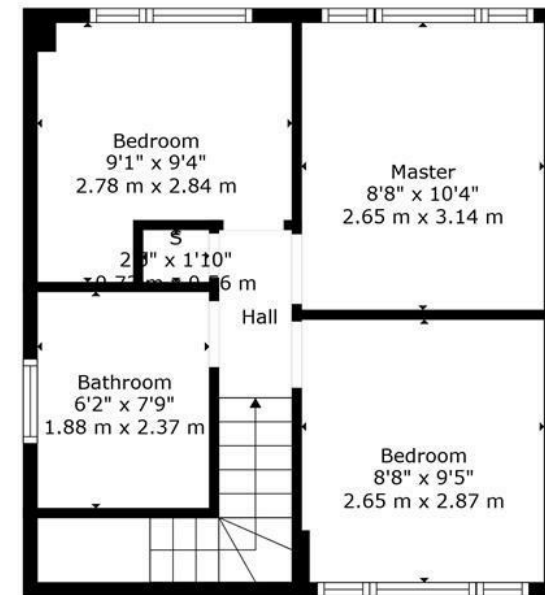








Floor 1



Floor 2




TOTAL: 1151 sq. ft, 107 m2
 FLOOR 1: 786 sq. ft, 73 m2, FLOOR 2: 365 sq. ft, 34 m2
 EXCLUDED AREAS: GARAGE: 218 sq. ft, 20 m2

Please Note That Floorplans Should Not Be Used To Scale And Are Show For Reference Only.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY
North West Leicestershire

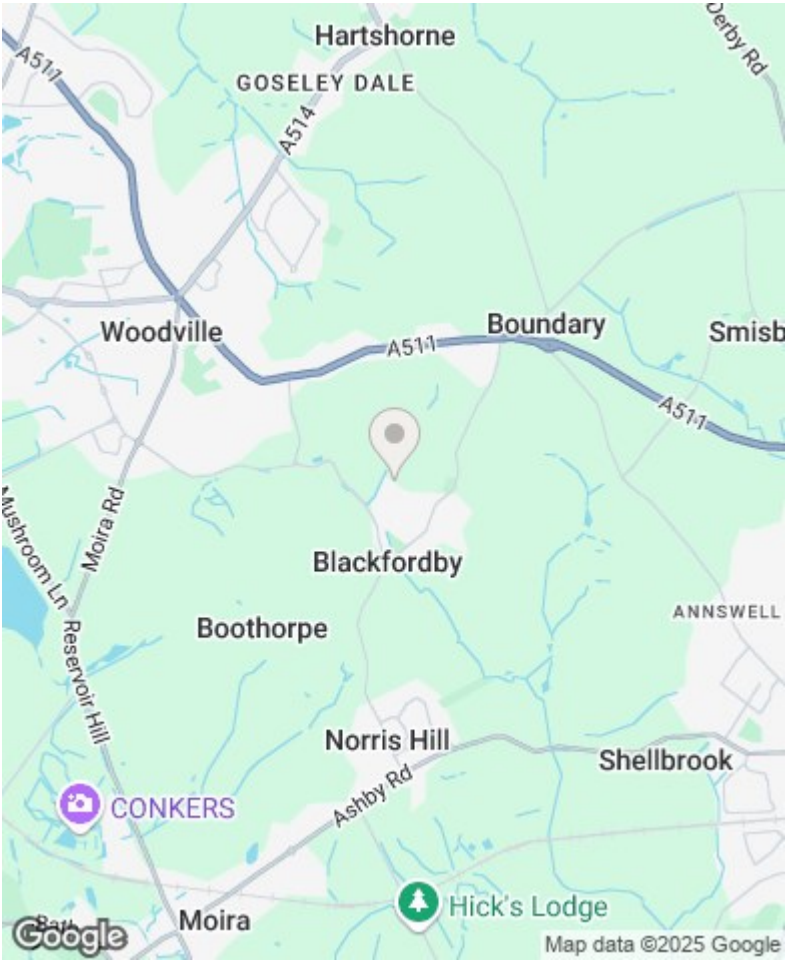
TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Cul-de-sac location in a popular village setting
- Extended three-bedroom semi-detached home
- Beautifully landscaped and private rear garden
- Generous driveway and integrated garage
- Especially large reception room
- Open-plan kitchen/diner
- Ground floor shower room & first floor family bathroom
- Large utility room with external access
- Ideal for families or downsizers looking for space and tranquillity
- Nearby to Swadlincote and Ashby



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