



5, Well Lane, Blackfordby, Derbyshire, DE11 8AG

HOWKINS &
HARRISON

5, Well Lane,
Blackfordby,
Derbyshire, DE11 8AG

Guide Price: £575,000

Occupying a deceptively spacious corner plot, and tucked away within the popular National Forest village of Blackfordby.

5 Well Lane offers over 1,700 sqft of living accommodation creating the perfect family home in brief comprising:- two generous reception rooms, a 23ft open plan kitchen/dining room and useful utility room. To the first floor there are four double bedrooms, two with en-suite shower rooms and a family bathroom.

Externally you will find both front and side block paved driveways providing parking for several vehicles and a detached double garage. Well maintained and landscaped gardens wrap around the property providing several areas for relaxation and entertaining.



Location

Blackfordby a thriving village lies approximately two miles north-west of Ashby de la Zouch and approximately two miles south-east of Swadlincote, situated in the south Derbyshire countryside with direct walks from the village into the National Forest and also boasts a village hall and primary school with links to Ashby secondary schooling.

Access links onto the A511 trunk road and Ashby de la Zouch bypass provide direct routes to Burton upon Trent, Derby and the cities of Nottingham and Leicester (via the A42 dual carriageway).



Accommodation Details - Ground Floor

From the front elevation a canopied porch leads directly into the main entrance hallway where doors leads off allowing access into both ground floor reception rooms and the kitchen/dining/family room which has ceramic tiled flooring with underfloor heating. The kitchen area boasts a comprehensive range of quality eye level and base units, ample work surfaces areas with sweeping breakfast bar and matching chef island housing second oven. To the left is a sitting room with window to the front elevation and to the rear an 'L' shaped spacious living/dining room with French doors opening to outside, a bespoke cherry wood serving hatch and delightful feature arch window. Both rooms offer versatility and could be used as living space or study/play room. Moving over to the right is a large open plan kitchen/dining room that benefits from ample eye level and base units, work preparation surfaces and a range of integrated appliances. To complete, is a useful separate utility area.

First Floor

A straight flight staircase rises from the entrance hall onto the first floor landing. From here you will find all four bedrooms and the family bathroom. Bedrooms one and two are both double in size and overlook the front elevation, also having the additional benefit of their own en suite shower rooms. Bedrooms three and four also both doubles are serviced by a three piece family bathroom. All of the bedrooms benefit in part from a range of fitted furniture in the form of wardrobes, drawers, a window seat and desk area.





Outside

Externally the property has two large block paved driveways, one to the front and another to the side, providing parking for numerous vehicles as well as a detached double garage. Gated access to the side lead to a fully stocked private and enclosed garden which is predominantly laid to lawn and edged with mature trees and shrubs. To the rear of the garden is a good sized timber workshop with separate storage area.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Well presented detached family home
- Deceptively spacious corner plot
- Two generously sized reception rooms
- Four double bedrooms with two en suite shower rooms
- Ample off street parking & detached double garage
- Sought after National Forest village location
- Wrap around non overlooked gardens
- Excellent location for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - D

**HOWKINS &
HARRISON**

AWAITING EPC

Howkins & Harrison

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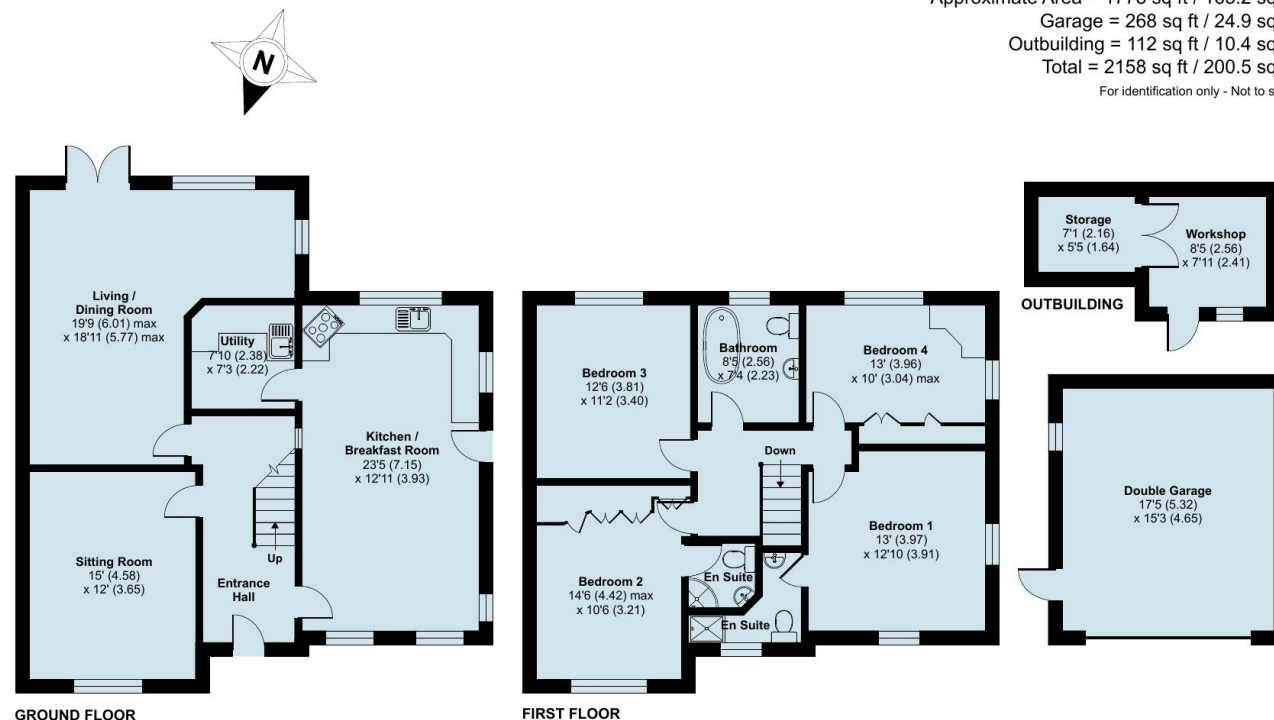
Approximate Area = 1778 sq ft / 165.2 sq m

Garage = 268 sq ft / 24.9 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 2158 sq ft / 200.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1321205

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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