



Sandtop Lane, Blackfordby



4



2



2

£269,950



Key Features

- Modern Four-Bedroom Semi-Detached Family Home
- Study | Utility Room
- Spacious Bay Front Lounge
- Ground Floor Bedroom + En-Suite
- Modern Kitchen + Family Dining Area
- Ground Floor Shower Room
- EPC rating D
- Freehold





Welcome to Sandtop Lane, a stunning four-bedroom semi-detached family home nestled in the charming village of Blackfordby. This beautifully modernised property offers vast living space with elegant design features throughout.

Step inside to discover a generous lounge area bathed in natural light from a large bay window, complemented by a contemporary flame effect fire set against a striking stone-tiled wall. The stylish entrance hallway leads to a chic study area and a well-equipped fitted kitchen adorned with shaker-style cabinets, and space and plumbing for all your appliances. The expansive dining area features luxury laminate flooring, bi-fold doors, and roof lights, creating a perfect setting for family gatherings. The thoughtful layout includes a ground floor bedroom with fitted storage and an ensuite, an additional shower room, and a utility area cleverly integrated into the part-converted garage store.



Upstairs, three spacious bedrooms await, with the master bedroom boasting fitted wardrobes. Outside, the property offers ample off-road parking and a delightful south-westerly facing garden with a raised patio, ideal for relaxing under the sun.

The picturesque village of Blackfordby, Sandtop Lane offers the charm of countryside living while being conveniently located near essential amenities and transport links.



Blackfordby is renowned for its tranquil surroundings, offering a sense of peace and community that is perfect for families. The village retains a quintessential English character, with historic architecture and local landmarks providing a beautiful backdrop to daily life.

For those who enjoy outdoor activities, the area boasts easy access to the National Forest, a vast area perfect for woodland walks, cycling, and exploring nature. The village is also home to a number of local parks and green spaces, which residents enjoy throughout the year. Blackfordby's quiet lanes and rural landscape make it an ideal spot for leisurely strolls in the countryside.

Families will appreciate the village's community spirit and its local amenities. Blackfordby Primary School is well-regarded and contributes to the family-friendly atmosphere of the area.

Don't miss the opportunity to call this exquisite property your home. Contact our Ashby team today for further details!



ACCOMMODATION

ENTRANCE HALLWAY 1.54m x 2.01m (5'1" x 6'7")

BAY FRONTED LOUNGE 4.81x4.26

STUDY 2.6x1.54

KITCHEN AREA 3.64x3.20

FAMILY DINING AREA 4.22x2.39

INNER LOBBY 1.99x1.99

GROUND FLOOR SHOWER ROOM 1.89x1.35

GROUND FLOOR BEDROOM 1.80x2.86+
storage

EN-SUITE SHOWER 2.06x1.18

UTILITY ROOM 1.80x1.52

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.26+ storage x 2.83

BEDROOM TWO 4.45x2.39

BEDROOM THREE 2.57x2.38

GARAGE STORE 3.10x2.92



COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

HOW TO GET THERE:-

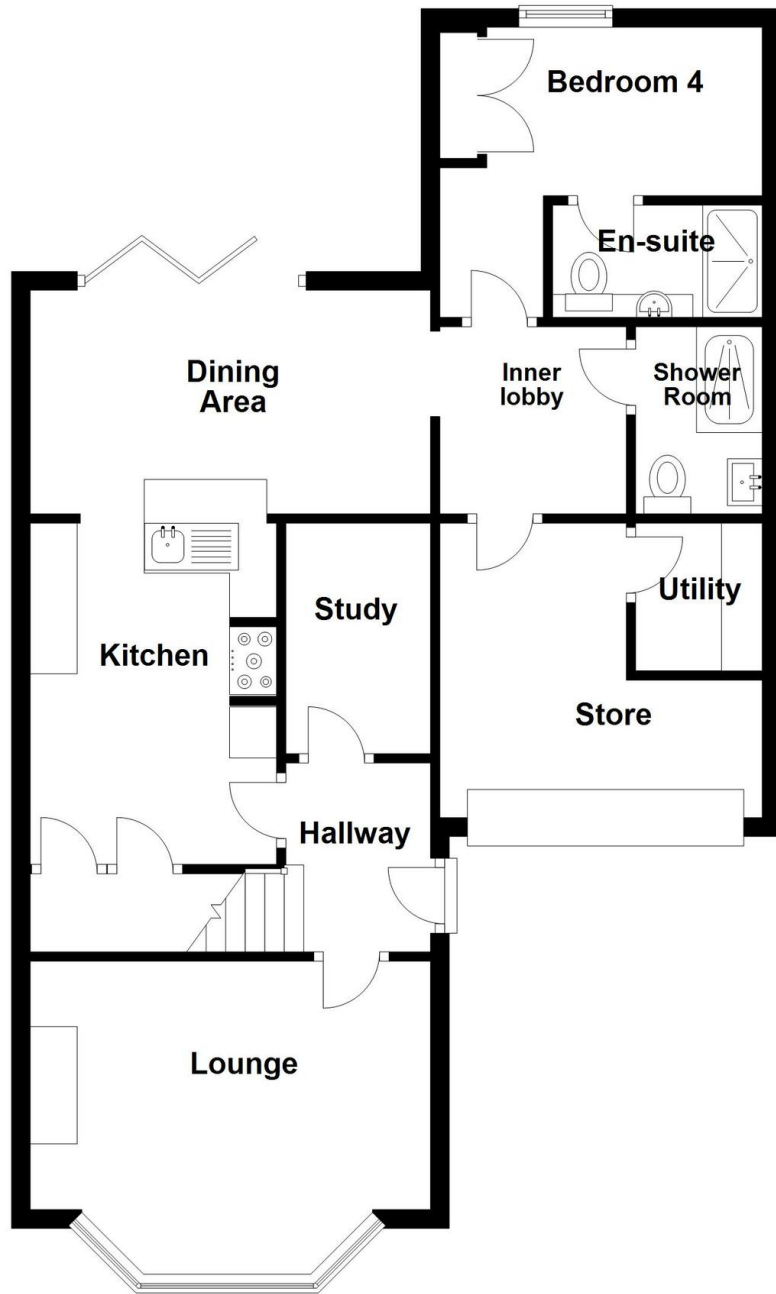
Postcode for sat navs:

PLEASE NOTE:-

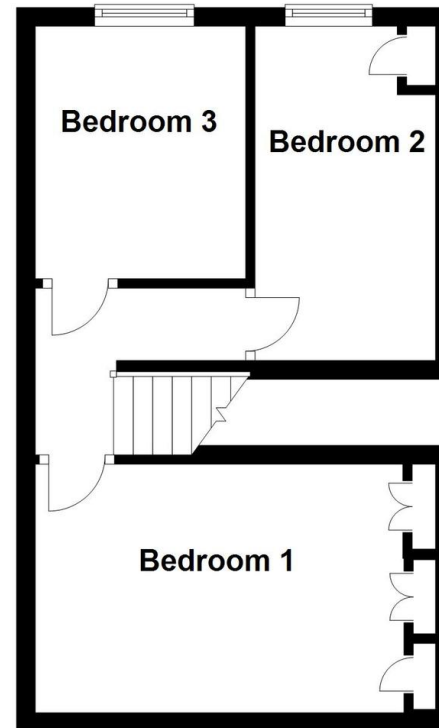
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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