



Barnes Lane, Blackfordby Swadlincote





## Property Description

Burchell Edwards are delighted to present this modern 3 bedroom family home, situated in the quiet and upmarket Swalincote suburb of Blackfordby.

Nestled down a private driveway overlooking green space, the property welcomes you onto a 2-car tandem driveway, with both pathway to the door behind a front lawn and gated access to the rear garden down the side. Around to the rear is a spacious and enclosed garden, with mature lawn and patio area which is opened out onto by French doors from the lounge.

The accommodation comprises of an entrance hallway, leading to guest cloakroom and kitchen-diner either side. The kitchen-diner is modern and functional, with a range of integrated units and ample storage space. The hallway leads through to a lounge reception room, light and airy thanks to the open aspect windows and French patio doors to rear.

The first floor consists of 2 double bedrooms and a further single, along with the family bathroom. Viewing strongly recommended.

## Front Garden

Laid lawn and driveway with off road parking.

## Entrance Hallway

Composite door to front elevation, central heating radiator, storage under stairs and vinyl flooring.

## Guest W.C

Double glazed window to front elevation, low level flush W.C, wash hand basin, central heating radiator, vinyl flooring, extractor and tiling to splash prone areas.

## Lounge

14' 6" x 9' 8" ( 4.42m x 2.95m )

Double glazed window and french doors to rear elevation, central heating radiator and carpet.

## Kitchen/ Diner

15' 11" x 7' 4" ( 4.85m x 2.24m )

Double glazed windows to side and front elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, extractor, fridge freezer, dishwasher, boiler, central heating radiator, dining area and spotlights.



## Landing

High ceilings, built in storage with shelving , carpet and loft access.

## Bedroom One

14' 5" max x 8' 5" max ( 4.39m max x 2.57m max )  
Two double glazed windows to front elevation, carpet and central heating radiator.

## Bedroom Two

10' 10" x 8' 1" ( 3.30m x 2.46m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bedroom Three

8' 1" max x 6' 1" ( 2.46m max x 1.85m )  
Double glazed window to rear elevation, carpet and central heating radiator.

## Bathroom

Double glazed window to side elevation, bath with shower over, wash hand basin, W.C, extractor, vertical central heating radiator, vinyl flooring, tiling to splash prone areas and spotlights.

## Loft

Partially boarded and insulated.

## Rear Garden

Gated access to side, lawn area and outside tap.











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EPC Rating: B

Tenure: Freehold

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Property Ref: BUT209444 - 0002