

# Ashby Lane

Blackfordby, Swadlincote, DE11 8AF



Beautifully presented cottage style modern home set on the edge of the village near to open fields and country walks. Offering lounge with log burner, full width kitchen, two double bedrooms, contemporary shower room, parking and private gardens. Ideal first time buy.

£255,000



John German

The property lies on the edge of the village of Blackfordby with fields nearby and with direct access to the country walks on the lane. Blackfordby is a small village that lies approximately a mile northwest of Ashby-de-la-Zouch, perfectly placed for all the leisure pursuits that the National Forest offers. There are excellent commuter links into Burton on Trent and Swadlincote, and the M42 is also close by. A former mining village with a strong local community, you will enjoy an excellent local village primary school, church and of course at the heart of the village the welcoming Black Lion Pub, with local beers and a few nibbles.

On the ground floor you will find practical entrance porch with boot and coat space, inner door accesses a lobby area which then opens into the full width breakfast kitchen, a well-equipped room, it has base and wall mounted cabinets along two sides with an integrated hob, oven and dishwasher plus space for a washing machine, clever fitted breakfast bar area with room for four, cupboard houses a gas fired combination central heating boiler (new 2020) and a front facing window overlooks the garden and lane.

Next is the cosy sitting room with its feature contemporary log burner providing a warming focal point, two tall Georgian style double glazed windows overlook the rear garden and a matching door takes you directly outside to the mature rear gardens with patio area.

Upstairs you will find there are two double bedrooms, the principal really is a lovely size room running full width of the property and overlooking the rear gardens with two double glazed windows.

Bedroom two overlooks the front and has the benefit of a built in cupboard, and the bathroom has been beautifully appointed with a contemporary suite which comprises a combined vanity wash hand basin unit with concealed cistern WC and there is storage beneath the sink which sits atop with pillar

mixer tap and attractive tile splashback. There is an oversized shower which benefits from beautiful tiling to two sides and has a dual shower head with main rainfall shower head above, plus an electric tall ladder style radiator.

Outside, the property sits on the lane, back behind lawned fore garden with driveway to the side providing off road parking, also benefitting from an electric car charging point. The gated side access leads you around to the rear, and as previously mentioned the garden is laid mainly to lawn, has an outside tap and enjoys fabulous privacy and has a patio area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:**

**Parking:** drive

**Electricity supply:** mains

**Water supply:** mains

**Sewerage:** mains

**Heating:** gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

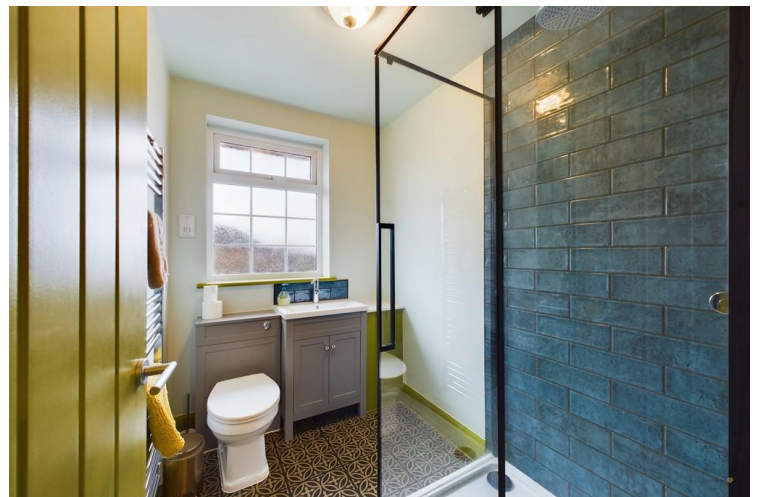
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA13022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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