

# North Close

Blackfordby, Swadlincote, DE11 8AP



An upgraded and well presented detached family home in a great village location. You will find a lovely open plan social living space which seamlessly blends refitted kitchen, lounge and dining room. There is also utility, cloakroom and study, four bedrooms, plus contemporary bathroom and potential en suite.

£340,000



John German 

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.

The property sits well back from the road behind a lawned fore garden, flanked to one side by an extensive block paved driveway. Set beneath a canopy porch, the half glazed entrance door opens to reveal a spacious reception hallway with a turning feature staircase leading off with polished chrome contemporary spindles. Off the hallway is a modern, refitted guest cloakroom with WC and floating wash hand basin. There is further living space set within the original garage which provides an enclosed laundry room with roll top counter and two appliances space below, and a very useful second sitting room/home office/playroom, ideal for busy families or those working from home.

Next is the kitchen which is well appointed with gloss light grey cabinets running around three sides of the room with complimentary counters and inset sink, ceramic hob with oven under and extractor hood above, integrated dishwasher and fridge freezer. You step from the kitchen into the full width open plan lounge/dining room adjacent which has lovely views over the rear landscaped garden, and sliding patio doors which take you directly outside. This is a lovely open plan living space, perfect for families and entertaining.

Take the stairs to the first floor where there are four bedrooms. One of the bedrooms has a sliding door to a partially completed en suite with facilities in place to create a private shower room for this double bedroom which overlooks the rear garden.

The main family bathroom is also refitted and has a contemporary shaped shower bath with mixer tap and dual shower head with feature rainfall shower, vanity wash hand basin, concealed cistern WC and attractive tiling to the walls.

Outside to the rear is a landscaped garden which has a full width paved patio area with steps leading between raised sleeper edged borders to an expansive artificial lawn and onto a second patio area at the top of the garden.

**Agents note:** The garage has been converted prior to the seller's purchase and we have been informed by them that it has building regulation approval. We would advise all interested parties to seek verification through their legal representative.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**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 D

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

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

**Our Ref:** JGA/27082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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