

Sandtop Close

Blackfordby, Swadlincote, DE11 8AN



A detached dormer home in a popular village location offering great potential for improvement and updating, for sale with no upward chain. It offers three bedrooms, ground floor bathroom, kitchen/diner, full width lounge, garage and ample off road parking.

OFFERS INVITED

£220,000



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 behind a brick boundary wall with double gates giving access to a block paved driveway providing plenty of parking and onward access to a single garage.

A look inside will reveal a central hallway with stairs leading off. To your left is an extended lounge that has a front facing uPVC double glazed bow window and at the focal point of the room is a solid fuel open fire with back boiler.

The kitchen/diner has a range of base and wall mounted cabinets wrapping around two sides of the room with complementary countertops, an integral eye level oven with grill above, electric hob with extractor hood over, integral fridge and freezer. Tiled flooring runs throughout, two useful under stairs cupboards and uPVC double glazed windows and door to the rear elevation.

Lastly on the ground floor is the bathroom fitted with a white suite comprising panel bath with shower above and glazed screen, vanity wash hand basin, WC and full height tiling to the walls.

On the first floor there are three bedrooms with the master bedroom running full width of the property with fitted wardrobes along one wall. Bedroom two has an en suite WC with wash hand basin.

Outside - To the rear the garden has a block paved patio area with brick built coal store, a timber lean to shed and steps down to a gravelled low maintenance garden. The gardens benefit from not being directly overlooked to the rear and a sunny southerly aspect.

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: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Solid fuel

(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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	



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Agents' Notes

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