

Main Street

Blackfordby, Swadlincote, DE11 8BB

John
German





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£385,000

A lovely traditional detached bungalow standing on a wonderful garden plot with views over fields at the rear. The well designed accommodation includes a living/dining room, smart fitted kitchen, three bedrooms, refitted shower room, large drive and a detached garage with workshop to rear.



Situated in a lovely village location is this beautifully presented traditional detached bungalow standing on a fabulous garden plot with aspect over fields to the rear. Blackfordby is a lovely village with countryside walks closeby, an excellent primary school, church and at the heart of the village is The Black Lion pub. There are excellent transport links to Burton on Trent, Swadlincote and Ashby plus the M42.

The bungalow is set behind a low level wall and a neat lawned foregarden alongside an expansive drive providing plenty of off road parking and a side access leading to the detached garage that has an electric up and over door plus workshop area off having a pedestrian door to the rear.

The entrance porch opens into a lovely reception hall with parquet flooring throughout. The living/dining room enjoys a dual aspect being light and spacious from its front facing picture window and full height window from the dining area framing views over the rear. The living space has a focal point fire surround housing a living flame gas fire (not currently connected). A door from the dining area opens into a rear entrance hall with an outer door to the side and access to a guest's cloakroom having a close coupled WC, wash hand basin, the wall mounted central heating boiler and window to the side. Also from this hall is the well appointed kitchen that is equipped with a range of base and eye level units, work surfaces over, a range style cooker, space for further appliances, tiled floor and dual aspect windows to the rear and side.

Back to the main hall where there are three good sized bedrooms, the master enjoys views to the front with plenty of space for wardrobes and furniture. Bedroom two enjoys views over the rear garden and again has plenty of space for furniture while bedroom three is currently used as a home office/study.

The well appointed shower room has been upgraded with a good sized shower enclosure with glazed screen, vanity wash hand basin, WC, part tiled walls, fitted storage cupboard and a window to the rear.

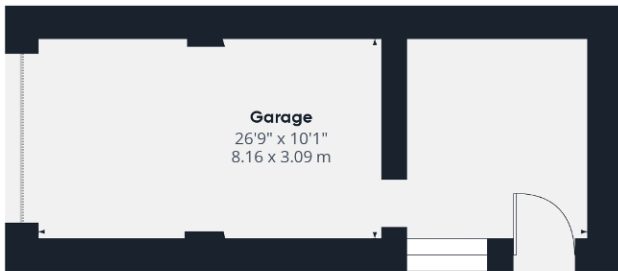
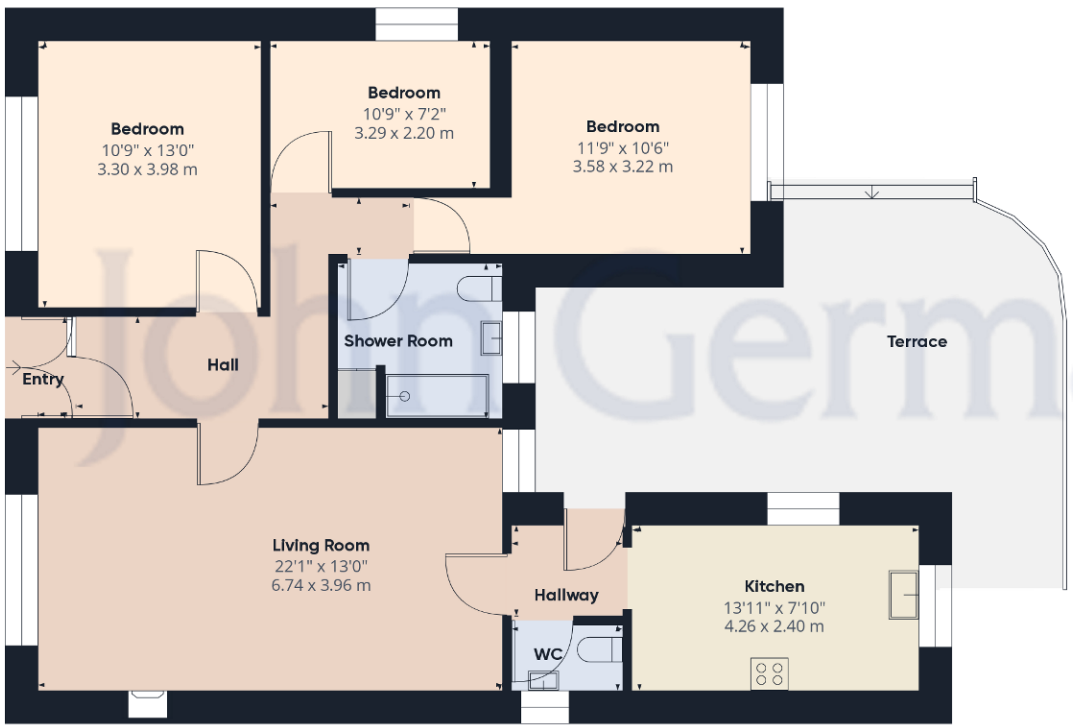
The rear garden is a particular highlight of the home with a paved terrace ideal for outside dining with a lovely sunny garden beyond including shaped lawns, pergola, well established borders and a pretty outlook over a field to the rear.

Agents note: A planning application has been submitted on the 4/7/24 to NWLDC re; 24/00841/FULM Erection of 10 dwellinghouses and associated infrastructure at Land Lying To The East Of Drift Side Blackfordby Swadlincote Derby DE11 8BA. Planning has not yet been passed 7/8/24 and there may of course be revisions to the site plan layout and number of dwellings. We have proposed site plan drawing at the office for any interested parties.

Note: Probate has been applied for but not yet granted.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard **Parking:** Garage and drive **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband and type: Services are available however nothing is connected at present
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
Our Ref: JGA/28062024







Approximate total area⁽¹⁾
1227.96 ft²
114.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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