

Pickering Drive

Blackfordby, Swadlincote, DE11 8GL

John
German





Pickering Drive

Blackfordby, Swadlincote, DE11 8GL

£359,950

A stunning modern home featuring a beautifully landscaped private garden and an impressive open-plan living, dining and kitchen space plus a charming lounge. Upstairs are four spacious bedrooms, a luxurious en-suite and a stylish family bathroom. With a long driveway, garage and a prime location, this home truly has it all - what's not to love?



Built by Davidsons Homes and benefiting from the remainder of its NHBC warranty, this stylish family home is perfectly positioned in a sought-after development. A standout feature is the private, landscaped rear garden - an increasingly rare find. Early viewing is highly recommended.

Location: Blackfordby is a charming village just northwest of Ashby-de-la-Zouch, offering easy access to the National Forest and its many leisure activities. With excellent transport links to Burton upon Trent, Swadlincote and the nearby M42, the location is ideal for commuters. The village itself has a strong community spirit, a well-regarded primary school, a church and the welcoming Black Lion Pub, known for its local beers and relaxed atmosphere.

Accommodation: Nestled behind a pretty canopy porch and framed by a mature planted pathway, 16 Pickering Drive offers a warm welcome. Step through the sage green front door into a spacious reception hall where your first glimpse of the stylish kitchen is ahead of you. To the left, there's a handy guest cloakroom, while a turning staircase leads up to the first floor. To the right, a generously sized lounge features a wide walk in bay front facing window. The heart of the home is the stunning open-plan living, dining and kitchen space, seamlessly blending three areas into one. The contemporary high-gloss grey kitchen is fitted along two walls, offering extensive storage and a range of integrated appliances. There's ample space for a dining table and a comfortable seating area, perfect for entertaining. Full-height picture windows flood the room with natural light, while double French doors open onto the landscaped garden, inviting the outdoors in.

Upstairs, you'll find four well-proportioned bedrooms and a stylish family bathroom. The principal bedroom features built-in wardrobes and a private en-suite with a double-width tiled shower, WC and wash hand basin. The remaining three bedrooms are served by a modern family bathroom, complete with a white suite, stylish tiling, a bath with an overhead shower, pedestal wash hand basin and a WC.

Outside: A driveway to the side provides parking for at least two vehicles and leads to a brick-built garage. Gated side access opens to the beautifully landscaped rear garden, a private oasis with a large patio area, hot tub and a tree lined backdrop.

Agent's Note: The development is subject to a greenspace charge for the maintenance of communal areas on the development, currently set at £tbc per annum (paid half-yearly).

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and type: Fibre - 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/26022025





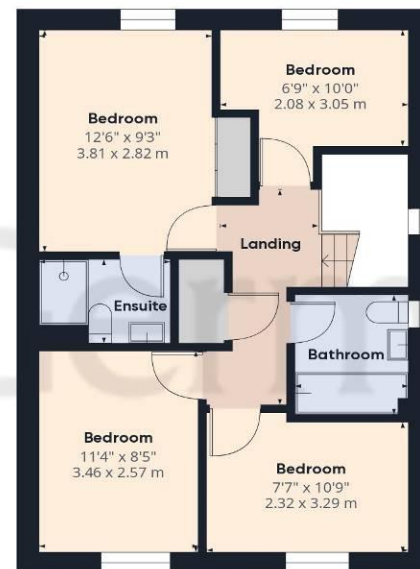


Ground Floor

Approximate total area⁽¹⁾

1082.52 ft²

100.57 m²



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

