

Butt Lane

Blackfordby, Swadlincote, DE11 8BG



A beautifully extended and immaculately presented three-storey traditional home, ideally located in the heart of Blackfordby village. Blending period charm with modern functionality, No. 23 offers spacious, versatile accommodation across three floors. The standout feature is the stunning open-plan kitchen, dining, and living space to the rear, complete with sleek high-gloss cabinetry, quartz-effect worktops, integrated appliances, and French doors opening onto a sunny, south-facing garden—ideal for entertaining and everyday living.

£299,950

John German

The rear garden is a private haven, enjoying a sunny southerly aspect that makes it ideal for outdoor entertaining and family time. French doors from the kitchen open directly onto a patio area and the neat lawned garden.

To the front of the property is the gravelled driveway with benefit of off road parking for up to three cars.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

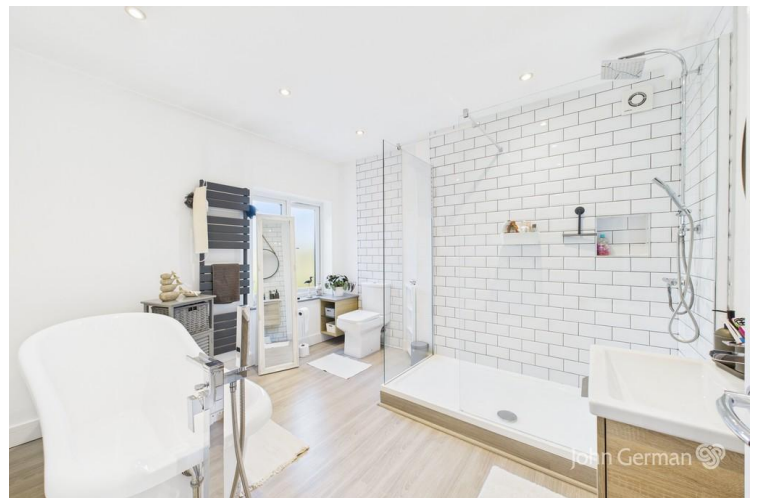
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA07042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

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

01530 412824

ashbysales@johngerman.co.uk

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