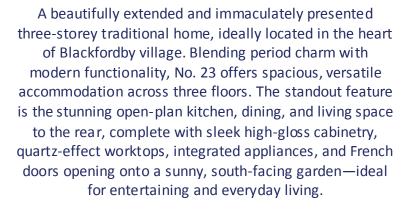
## Butt Lane Blackfordby, Swadlincote, DE118BG









In Cerman Street

£299,950



A welcoming front entrance leads into the first of two reception rooms-currently used as an additional bedroom, but equally suited as a snug, playroom, or home office. From here, a lobby area leads into the central sitting room, a cosy and flexible space that acts as the heart of the home, with a staircase rising to the first floor. Both reception rooms retain the charming features of fireplace recesses with rustic beam mantels, adding warmth and character to the living spaces.

To the rear of the home lies the real showstopper-a stunning open-plan kitchen, living, and dining space. With practical tiled flooring running throughout, this bright and stylish area is flooded with natural light from dual-aspect windows and a set of French doors leading to the garden. The kitchen features sleeksoft grey high-gloss cabinetry with quartz-effect worktops and a range of integrated appliances, including an induction hob with extractor, oven, space for a dishwasher, and provision for a large American-style fridge/freezer. Three tall, contemporary radiators add to the modern aesthetic, and there is ample space for both a dining table and a relaxed seating area-perfect for entertaining or family life.

A spacious guest cloakroom sits off the kitchen, with tiled flooring and feature tiled wall, floating wash basin with mixer tap, WC, and space for coats and shoes. The separate utility room offers excellent storage along with plumbing and space for a washing machine and dryer-an essential for busy households.

The first floor hosts two well-proportioned double bedrooms. Bedroom Two features high ceilings, a front-facing UPVC window, and a built-in cupboard. Bedroom Three, equally spacious, has a rear-facing -glazed window and houses the gas-fired central heating boiler within a built-in cupboard. The luxurious family bathroom is a real standout, with stylish and generous proportions. It includes a freestanding claw-and-ball roll-top bath with tall feature pillar tap, a large walk-in rainfall shower, WC, and a floating vanity wash basin with Metro-tiled splashback. A ladder-style towel radiator and tasteful finishes add the final touch to this indulgent space.

A staircase from the first floor leads to the impressive principal bedroom, occupying the entire top floor. This expertly converted attic space provides a calm and light-filled sanctuary, with dual-aspect skylights offering views over the village and surrounding countryside.

There is ample room for a double bed and wardrobes, a long with a dedicated dressing area or study space-ideal for those working from home or seeking a private retreat.

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 drive way 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: Drive way

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability). Broadband type: Fibre

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