

Barnes Lane

Blackfordby, Swadlincote, DE11 8GX

John
German





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£220,000

Set within the desirable Mary's Meadow development in Blackfordby, this stylish modern home occupies a prime position along a wide shared private drive. Offering excellent kerb appeal, a smart and well-proportioned interior and the remainder of its NHBC warranty, this is an ideal home for first-time buyers.



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The welcoming entrance hallway has stairs rising to the first floor, with a door to the right opening into the sitting room. A front-facing window provides plenty of natural light, while a connecting door leads through to the kitchen.

The kitchen/diner spans the full width of the property and is a particular feature of the home. It is fitted with a stylish range of rich royal blue cabinets, complemented by oak-effect worktops and a stainless steel one-and-a-half bowl sink with mixer tap. Integrated appliances include an induction hob with extractor hood, electric oven, fridge freezer, washing machine and dishwasher. There is ample space for a dining table, while French doors overlook and open directly onto the rear garden.

A useful contemporary cloakroom leads from the kitchen and is fitted with a WC and wash hand basin.

On the first floor are two excellent double bedrooms, both well proportioned and enjoying either views over the rear gardens or across the private drive to the front. The modern white bathroom is fitted with a panel bath with mains shower over, glazed shower screen, WC and pedestal wash hand basin, together with complementary tiling, chrome fittings, extractor fan and a ladder-style heated towel rail.

Outside - The property is approached via a wide shared private driveway, with two allocated off-road parking spaces directly to the front. Gated side access leads around to the rear garden, which is surprisingly generous for a modern development. The garden features a large paved patio, lawned area and attractive railway sleeper-edged raised beds, creating an excellent space for outdoor seating and entertaining.

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.

A Transfer of the land in this title contains restrictive covenants.

There is an annual communal maintenance charge payable to Trustgreen.

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: JGA/20082026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor

Approximate total area⁽¹⁾

56.7 m²

611 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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