

# Barnes Lane

Blackfordby, Swadlincote, DE11 8GX

John   
German





# Barnes Lane

Blackfordby, Swadlincote, DE11 8GX

£350,000

This charming, modern, recently built detached family home is set within Marys Meadow, a delightful new development on the edge of the village of Blackfordby, positioned along a private drive and enjoying a lovely green outlook. The property benefits from the remainder of its NHBC warranty and is presented in turn-key, move-in-ready condition.

Blackfordby is a picturesque and well-regarded village located on the north-western edge of Leicestershire, just two miles from Ashby-de-la-Zouch and within easy reach of Swadlincote. Nestled on the edge of the National Forest, the village offers scenic countryside views, excellent walking and cycling routes, and a peaceful rural atmosphere. Steeped in history, Blackfordby is home to the notable St Margaret of Antioch Church, Blackfordby St Margaret's C of E Primary School, and the popular Black Lion public house. The nearby market town of Ashby-de-la-Zouch provides a wide range of shops, restaurants, and amenities. With its strong sense of community, attractive surroundings, and convenient transport links, Blackfordby offers an ideal balance of village living and modern convenience.

A look inside reveals a welcoming entrance hallway with a useful guest cloakroom, valuable understairs storage cupboard, and stairs rising to the first floor. To the left is a light-filled, well-proportioned living room enjoying an excellent front aspect overlooking the green space, rich in birdlife. Double doors open into the impressive full-width open-plan living, dining, and kitchen space to the rear - the true hub of the home, perfect for both family life and entertaining. The contemporary kitchen wraps around two sides of the room and features integrated appliances with complementary worktops. There is ample space for a family dining table alongside an informal seating area, with French double doors opening out onto the landscaped rear garden.

A winding balustrade staircase leads to a spacious first-floor landing with a side-facing window. Contemporary panel doors open to four well-proportioned bedrooms. The principal bedroom benefits from bespoke fitted furniture, including bedside units, deep storage drawers, a built-in double wardrobe, and a pleasant front aspect overlooking trees and the development's green space. The principal suite is completed by a private en-suite shower room with WC, wash basin, and fully tiled shower enclosure. Bedrooms two and three enjoy views over the rear garden, while bedroom four has been fitted with full-width wardrobes, creating a stylish dressing room for the main bedroom. This room could easily be reinstated as a fourth bedroom or used as a study if required.

Outside, the property is positioned at the end of a shared private drive, offering parking and a turning area, along with a detached single garage. The landscaped rear garden provides a pleasant and private outdoor space.

**Agents note:** The property is set on a shared private drive.

**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 type:** 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](http://www.gov.uk/government/organisations/environment-agency)

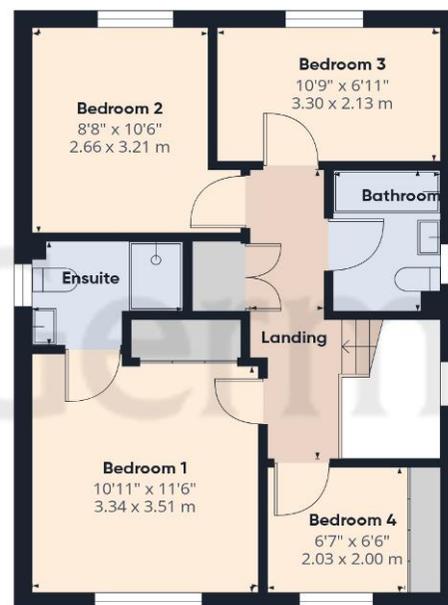
**Our Ref:** JGA/06012026







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1064 ft<sup>2</sup>  
98.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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.

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.

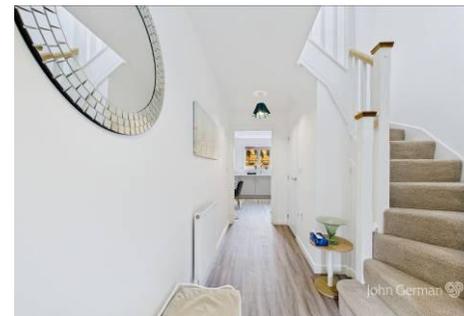
## Referral Fees

**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		93 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



