



12, Pickering Drive, Blackfordby, Derbyshire, DE11 8GL

HOWKINS &  
HARRISON

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Blackfordby,  
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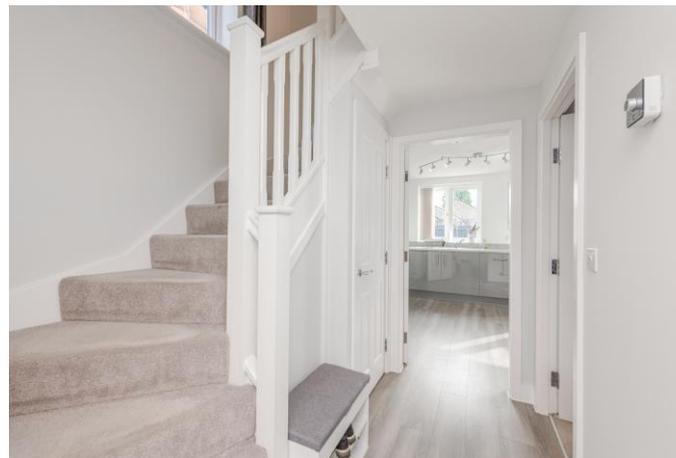
Asking Price: £300,000

Situated within a modern Davidsons development in a popular National Forest village, this well-presented link-detached family home extends to approximately 1,110 sq ft and offers well-balanced accommodation ideal for modern living.

The property benefits from a bay-fronted living room and an impressive 18ft kitchen/dining room with French doors opening onto the rear garden, together with a ground floor WC.

To the first floor are three bedrooms, including an en-suite shower room to bedroom one, alongside a separate family bathroom.

Externally, the property enjoys driveway parking leading to a detached garage and a low-maintenance enclosed rear garden.



## Location

Blackfordby is a popular village located on the edge of the National Forest, offering a pleasant semi-rural setting whilst remaining highly convenient for nearby Ashby-de-la-Zouch and Swadlincote. The village benefits from local amenities including a primary school, village hall, public house and surrounding countryside walks, with a wider range of shopping, leisure facilities and secondary schooling available in Ashby-de-la-Zouch. The area is particularly well placed for commuters, with excellent road links to the A511, A42 and M42, providing straightforward access to Leicester, Derby, Nottingham and Birmingham. East Midlands Airport is also within easy reach, making the location ideal for both local and regional travel.

## Features

- Modern three bedroom link-detached family home
- Approx. 1,110 sq ft accommodation
- Bay-fronted living room
- Contemporary fitted kitchen with integrated appliances
- 18ft kitchen/dining room with French doors
- Principal bedroom with en-suite and wardrobes
- Second double bedroom with built-in wardrobes
- Driveway parking and detached garage



## Accommodation Details – Ground Floor

The property is entered via a composite front door into the entrance hall, where stairs rise to the first floor and a cloakroom WC is positioned conveniently to the side. The hallway is well presented with modern flooring continuing through to the kitchen area. To the front of the property sits the bay-fronted living room, a bright and comfortable reception space enjoying excellent natural light. To the rear, the impressive kitchen/dining room spans the width of the property and measures approximately 18ft in length. The kitchen is fitted with contemporary high-gloss units, integrated appliances and generous work surfaces, with a window overlooking the rear garden. The dining area provides ample space for a family table and benefits from French doors opening directly onto the patio, allowing natural light to flood the room and creating an ideal space for entertaining.

## First Floor

To the first floor, the landing gives access to three bedrooms and the family bathroom. Bedroom one is positioned to the front elevation and benefits from built-in wardrobes together with its own en-suite shower room. Bedroom two is located to the rear and also features built-in wardrobes. Bedroom three is a generous single bedroom or ideal home office. The accommodation is completed by a modern family bathroom fitted with a white suite.



## Outside

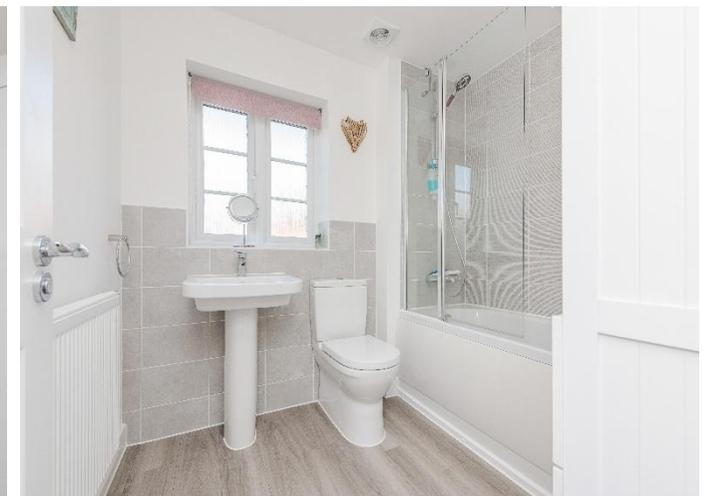
Externally, the property overlooks open green space and enjoys driveway parking leading to a detached garage. The rear garden is designed for low maintenance, predominantly laid with artificial lawn and complemented by paved patio seating areas, all enclosed by timber fencing to provide a private outdoor space.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax Band - Band -C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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