



Sandtop Lane, Blackfordby



3



1



2



£269,950



## Key Features

- Extended Three-Bedroom Semi Detached Family Home
- Located near Quality Schools and the National Forest
- Spacious Bay-Fronted Lounge
- Expansive Kitchen/Diner + Sun Room
- Quiet Village Location
- Three Good Sized Bedrooms
- EPC rating E | No Upward Chain





Welcome to Sandtop Lane, Blackfordby - a charming family home infused with character and warmth. This delightful extended three-bedroom semi-detached property offers generous living spaces that seamlessly blend comfort with functionality, perfect for creating cherished family memories.

Upon entry, you are welcomed into a cozy bay-fronted lounge featuring a classic inset gas fireplace, a perfect spot to unwind. The spacious kitchen/diner, fitted with practical cabinets and ample countertop space, is ideal for preparing meals and entertaining friends and family with the added bonus of the adjoining bright and airy sunroom, providing a picturesque view of the serene, south-westerly facing garden — a private haven for relaxation and outdoor gatherings.

The first floor hosts three well-sized bedrooms, with the second bedroom offering convenient fitted wardrobes and a four-piece bathroom with its classic fixtures.

Outdoors, enjoy a meticulously landscaped garden with a quaint walled fore garden and decorative elements that enhance the property's appeal. The carport, single garage, and additional external shower room add to the home's practical aspects. Sold with no upward chain.

Nestled in a quiet street near the stunning National Forest, this house is also close to reputable schools and welcoming local pubs, making it a wonderful place for families to thrive. This inviting home could be yours without the hassle of an upward chain. Call today to schedule your viewing!

Situated in the charming village of Blackfordby, Sandtop Close offers a peaceful retreat in an area renowned for its beautiful surroundings and community spirit. Being on the doorstep of the National Forest, residents are just a short stroll away from miles of scenic walking and cycling trails. This offers an excellent opportunity for families and outdoor enthusiasts to explore and enjoy the natural beauty that the area has to offer. The village of Blackfordby itself is steeped in history and maintains a quaint and friendly atmosphere, making it an attractive location for those seeking a quieter lifestyle while remaining connected to nearby towns.

The local community is well-supported by essential amenities and services. For families, the proximity to reputable schools is a significant advantage, ensuring that children can receive a quality education without a lengthy commute. Furthermore, the village is home to the popular Black Lion Public House, where residents can enjoy a welcoming atmosphere alongside delicious meals and refreshments. This local pub serves as a social hub for the village, providing a place for residents to gather and foster community spirit.

In terms of connectivity, Blackfordby offers easy access to nearby Swadlincote and Ashby-de-la-Zouch, both of which feature a wide array of shops, restaurants, and recreational facilities to cater to diverse tastes and needs. Despite its rural setting, the area is well-connected by road, making commutes to larger cities like Birmingham and Leicester convenient for those who require frequent travel for work or leisure. For public transport, the surrounding towns provide bus services, with major train stations accessible within a short drive.

## ACCOMMODATION

ENTRANCE HALLWAY 2.25m x 1.53m (7'5" x 5'0")

W.C. 1.59m x 0.7m (5'2" x 2'4")

BAY FRONTED LOUNGE 4.89m x 3.52m (16'0" x 11'6")

KITCHEN/DINER 4.89m x 3.67m (16'0" x 12'0")

SUNROOM 4.42m x 2.26m (14'6" x 7'5")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 5.52m x 2.74m (18'1" x 9'0")

BEDROOM TWO 3.61m x 2.85m (11'10" x 9'5")

BEDROOM THREE 2.58m x 2.38m (8'6" x 7'10")

CARPORT 9.43m x 2.77m (30'11" x 9'1")

GARAGE/WORKSHOP 6.45m x 3.47m (21'2" x 11'5")

EXTERNAL SHOWER ROOM 3.47m x 0.89m (11'5" x 2'11")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

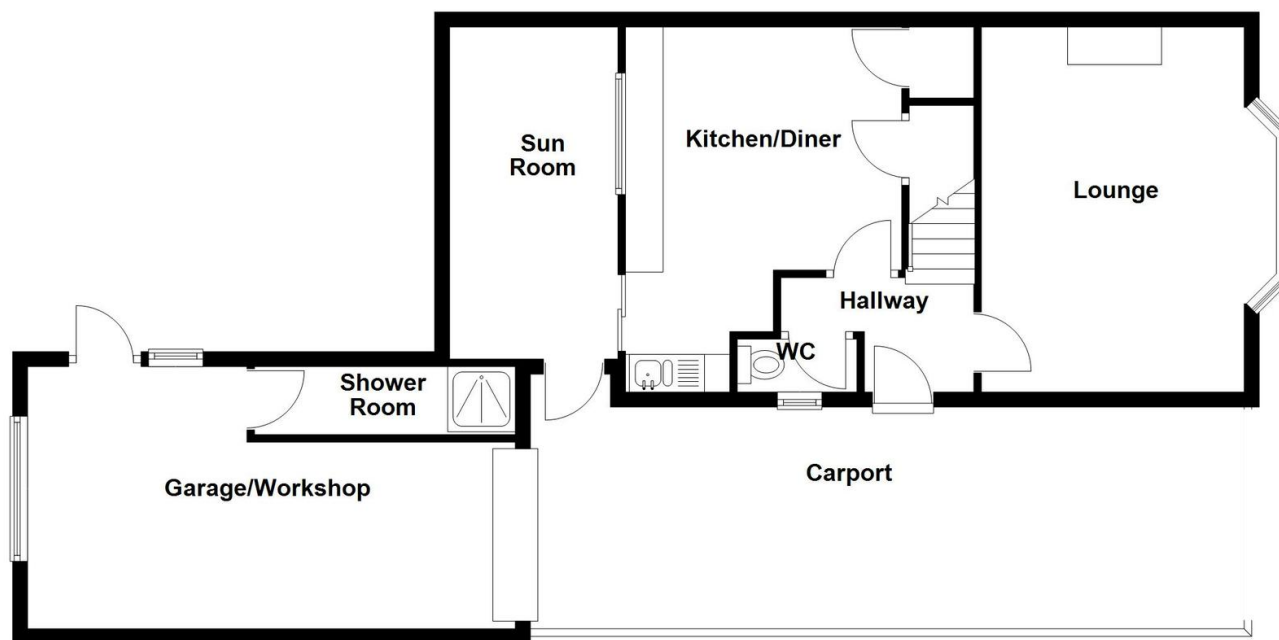
## HOW TO GET THERE:-

Postcode for sat navs: DE11 8AL

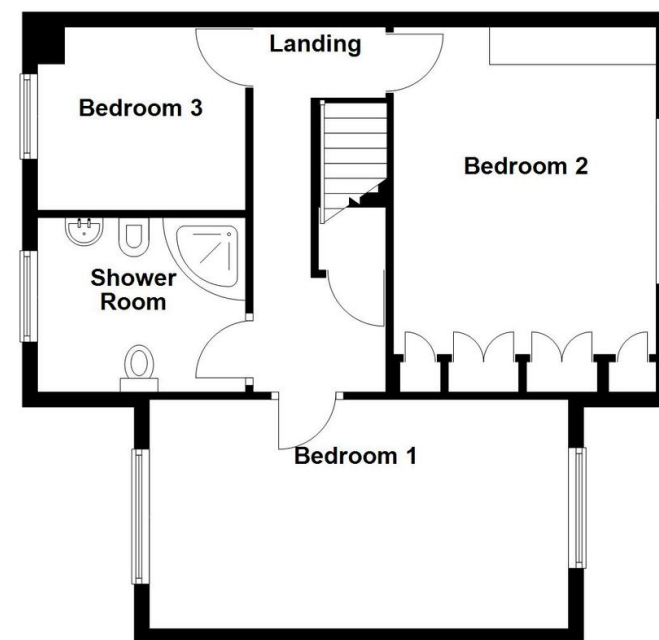
## PLEASE NOTE:-

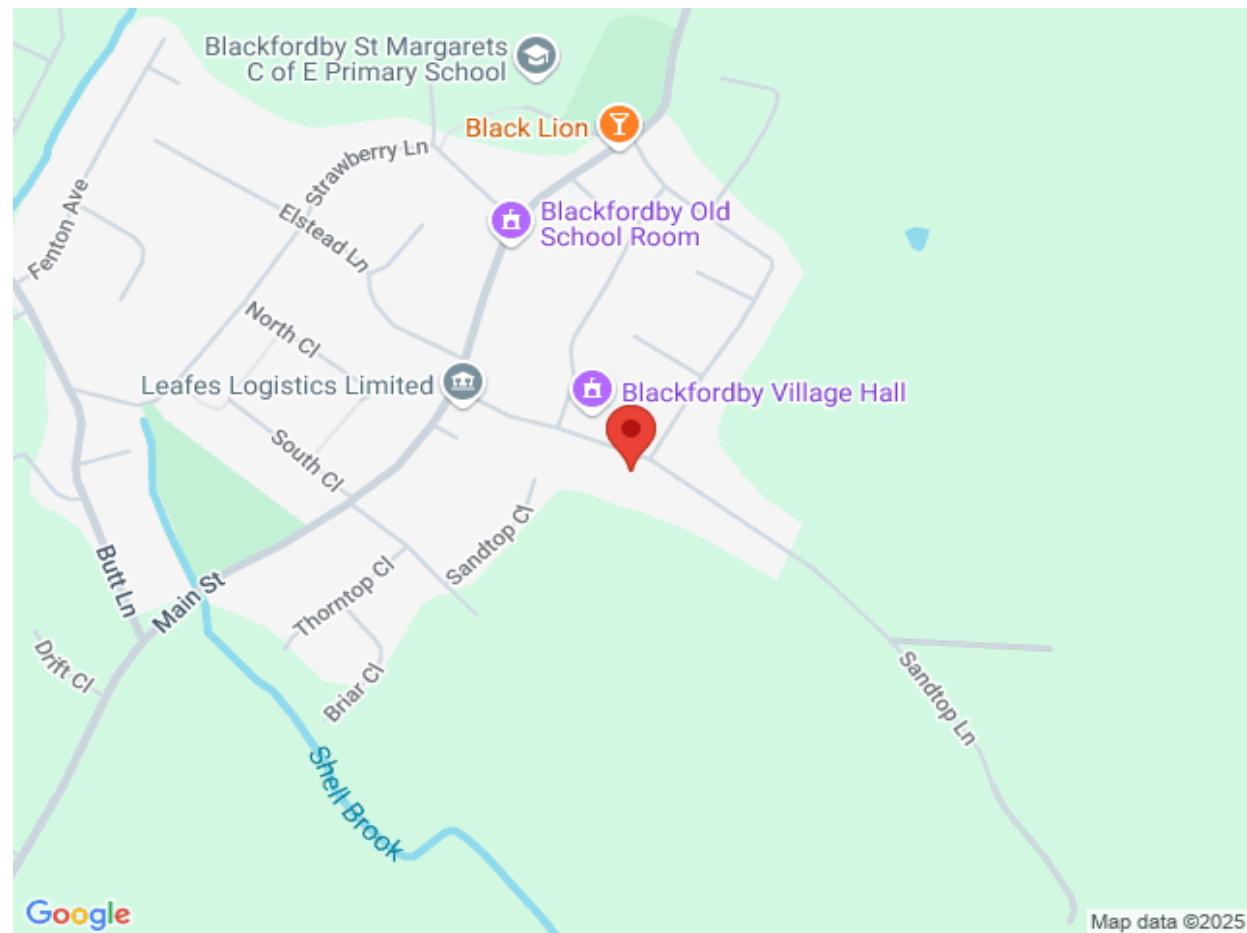
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor





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