



9, Lawton Road, Blackfordby, Derbyshire, DE11 8GP

HOWKINS &
HARRISON

9, Lawton Road,
Blackfordby,
Derbyshire, DE11 8GP

Asking Price: £450,000

Beautifully presented and ready to move into, this modern detached family home is situated on a sought-after development within the National Forest, and benefits from the remainder of the Davidsons Homes builder's warranty.

The accommodation is well-proportioned and thoughtfully laid out, comprising an entrance hall leading to a spacious living room, a separate study/home office, and a superb open-plan kitchen/diner with French doors opening onto the rear garden. A useful utility room and ground floor WC complete the ground floor. To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys a landscaped rear garden designed for low maintenance and outdoor entertaining, along with a detached garage and off-road parking.



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.

Travel Distances:

Ashby-de-la-Zouch – 2 miles
Swadlincote – 3 miles
Burton upon Trent – 10 miles
Derby – 15 miles
Leicester – 18 miles
East Midlands Airport – 11 miles



Accommodation Details - Ground Floor

Entering the property via the front door, you are welcomed into a central hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the front of the property sits a spacious living room, beautifully presented and enjoying plenty of natural light from a large window. Moving through the hallway, there is a useful study, along with a convenient ground floor WC. To the rear of the property is the heart of the home a superb open-plan kitchen/diner, fitted with a range of modern units, integrated appliances and a breakfast bar. This space flows seamlessly into the sitting area, with two sets of French doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining. A separate utility room provides additional storage and space for appliances, with access to the side.





First Floor

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary four piece family bathroom.

Outside

Externally, the property enjoys a landscaped rear garden, thoughtfully designed with a patio seating area and lawn, perfect for outdoor dining and low-maintenance living. To the side, there is a detached garage along with off-road parking.



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.



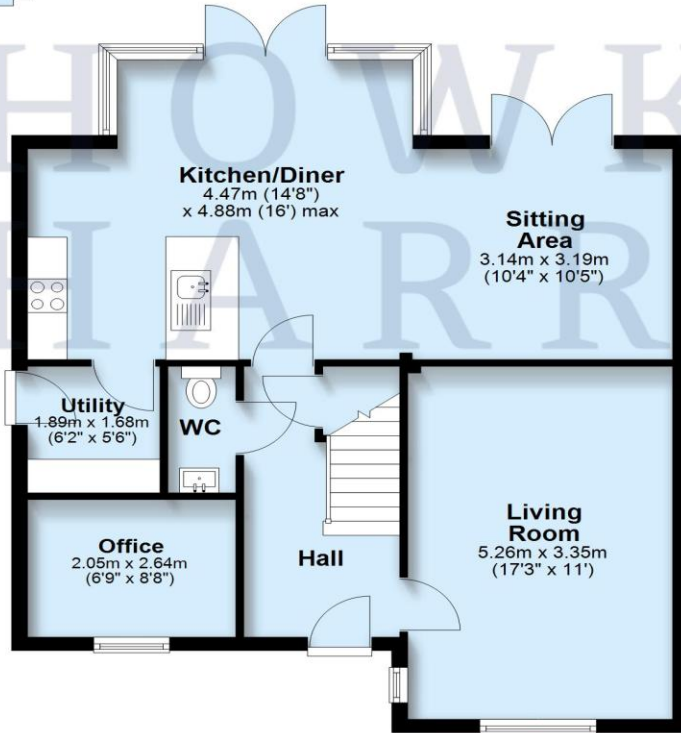
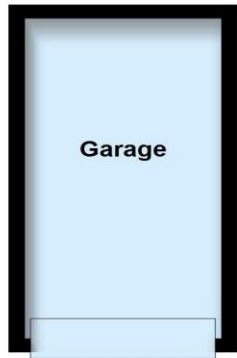
Features

- Beautifully presented throughout, detached family home
- Spacious dual-aspect living room with excellent natural light
- Open-plan kitchen/diner/sitting room
- Two sets of French doors opening onto landscaped rear garden
- Separate study ideal for home working
- Four well-proportioned bedrooms & bathroom
- Principal bedroom with modern en-suite shower room
- Detached garage and off-road parking
- Close to excellent commuter road links
- Popular National Forest village location



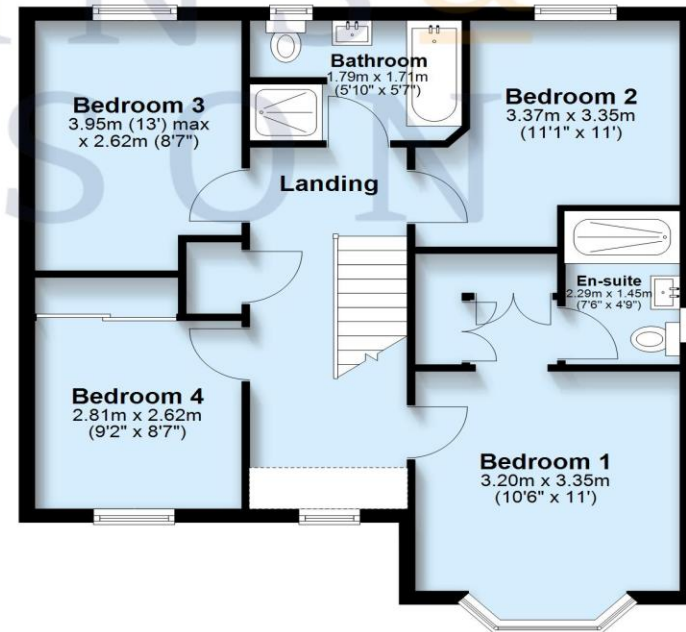
Ground Floor

Approx. 80.2 sq. metres (863.8 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 144.3 sq. metres (1553.4 sq. feet)

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 mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

Local Authority

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

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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