

Sandtop Lane

Blackfordby, Swadlincote, DE11 8AL

John
German





£325,000

A warm and welcoming extended family home offering generous living space and a seamless indoor-outdoor lifestyle. With a stunning open-plan kitchen at its heart, excellent parking, and a sun-filled south-facing garden, three king size bedrooms this is a home designed to grow into and enjoy.

A superbly extended family home offering generous, flexible living space perfectly suited to modern life. Set back from the lane with excellent parking, the heart of the home is a bright open-plan kitchen, dining and living area flowing seamlessly into a south-facing garden - ideal for both everyday family life and relaxed entertaining.

Blackfordby is a charming and close-knit village in North West Leicestershire, set on the edge of the National Forest and surrounded by beautiful countryside. It offers a strong community spirit and a range of local amenities, including a well-regarded primary school, the traditional Black Lion pub, and a vibrant village hall hosting regular activities and events. The village also benefits from scenic walking routes and green spaces, with the nearby town of Ashby-de-la-Zouch providing further shops, cafés, restaurants and services.

Set back from the lane behind a deep, block-paved frontage providing excellent off-road parking, this beautifully presented home makes an immediate impression. Sheltered beneath a generous canopy porch and carport, double composite gates open to access the former detached garage (note restricted access width). The entrance opens into a welcoming hallway, with stairs rising to the first floor and setting the tone for the quality found throughout. The true showpiece of the home is the exceptional rear extension, creating a stunning open-plan kitchen, dining and family living space - perfectly designed for modern living and entertaining. Finished in soft grey cabinetry, the kitchen is both elegant and highly functional, complemented by quartz worktops and returns. A substantial central island with breakfast-bar seating for four forms the social hub of the room, complete with a double-bowl Belfast-style sink and mixer tap. Integrated appliances include a five-ring gas hob with extractor, double oven and dishwasher, while a cleverly concealed pantry cupboard opens to reveal generous hidden storage, with further space tucked neatly beneath the stairs. There is ample room for a large L-shaped family sofa and a full dining table, creating a warm and inviting setting for everyday life.

Bi-fold doors with integrated blinds fold effortlessly back, seamlessly connecting the interior with the outdoors - ideal for summer entertaining. Outside, the south-facing garden unfolds across a multi-level paved terrace offering a choice of seating areas. Steps lead down to a generous lawn and a second, lower patio with pergola above, perfectly positioned to enjoy the final glow of the evening sun.

Enhancing the practicality of the home is a superb utility room fitted with high-gloss cabinetry, tall storage cupboards and an inset sink, with space for both washing machine and tumble dryer. A beautifully styled guest-cloakroom completes the ground floor, featuring a corner vanity wash basin, WC and striking contemporary acoustic panelling.

Upstairs, a contemporary glass and oak balustrade leads to three impressive king-size bedrooms, all beautifully proportioned and filled with natural light. These are served by a luxurious refitted family bathroom, featuring a freestanding bath, separate walk-in shower, elegant wash-hand basin with panelled backdrop, and sleek high-gloss storage cabinetry.

This outstanding home effortlessly combines style, space and practicality - perfectly suited for modern family life and entertaining alike.

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 & carport

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27012026

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Ground Floor

Approximate total area⁽¹⁾

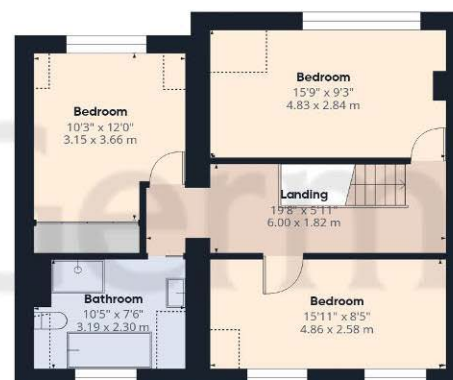
1320 ft²

122.7 m²

Reduced headroom

43 ft²

4 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Agents' Notes

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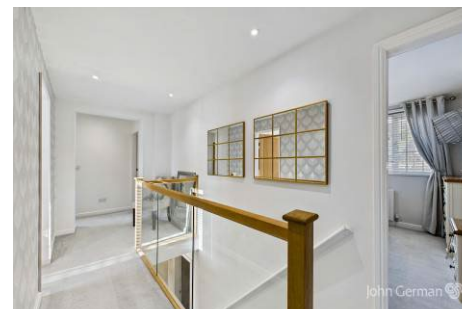
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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