

Sandtop Close

Blackfordby, Swadlincote, DE11 8AN



An excellent extended detached village home occupying an extensive corner plot, offering three well-proportioned bedrooms, three versatile reception areas and a large extended breakfast kitchen. The property enjoys a southerly facing garden, extensive driveway with carport, oversized detached garage and useful brick workshop, together with exciting potential for further extension (subject to planning permission). Offered for sale with no upward chain.

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A welcoming entrance door opens into the reception hallway, where parquet flooring and a wide staircase create an inviting first impression. A useful understairs cupboard provides additional storage, while doors lead through to the principal living accommodation.

The living room enjoys plenty of natural light from the front-facing bow window, with an open fireplace providing an attractive focal point. A connecting door leads through into the adjoining dining room, which in turn flows into the extended rear sitting room, creating a versatile sequence of reception spaces with views over the garden.

The large extended breakfast kitchen is fitted with an excellent range of base and wall-mounted cabinets with complementary work surfaces incorporating a stainless-steel sink and mixer tap. There is space for a table, cooker, integrated fridge together with useful understairs storage. The kitchen also offers exciting potential to open through into the adjoining dining/sitting room, creating a superb modern open-plan kitchen, dining and living space.

A rear lobby provides access to a useful ground-floor cloakroom, fitted with WC and wash hand basin, together with an external door leading to the carport, driveway, garage and gardens.

To the first floor are three bedrooms and the family bathroom. Bedrooms one and two are both excellent double rooms, complemented by a good-sized single bedroom. Bedroom one is a genuine king-size room with a lovely outlook towards the village church spire. Bedroom two enjoys attractive rear-facing views across the village towards the surrounding countryside and benefits from built-in wardrobes. A boiler cupboard houses the Worcester Bosch combination central heating boiler.

Outside, the property occupies an impressive corner plot, with an extensive block-paved driveway providing excellent off-road parking and access beneath a sheltered carport. Beyond is a detached, oversized garage with electric roller door, lighting and power.

Attached to the garage is a particularly useful brick-built workshop, again with light and power, providing an ideal space for hobbies, storage or home working.

The gardens are a real feature of the property and enjoy a southerly aspect with great privacy. A paved patio leads onto a rope-edged lawn, with raised borders and a feature central lavender-planted area. A timber pergola walkway leads through the garden to a sheltered seating area beneath mature Clematis, creating a lovely private space in which to sit and enjoy the garden.

With its generous corner plot, existing accommodation, excellent outside space and clear potential for further enhancement, this is a highly versatile village home with considerable scope for the next owner to personalise and improve.

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: Traditional

Electricity supply: Mains

Sewerage: Mains

Coalfield or mining area: Ex mining area

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

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/02092026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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