

Butt Lane

Blackfordby, Swadlincote, DE11 8BH

John
German





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£400,000

A beautifully positioned three-bedroom bungalow enjoying a superb semi-rural setting on the edge of Blackfordby, overlooking open fields with wonderful views towards the village church and surrounding countryside. Offering spacious open-plan living, three double bedrooms, attractive gardens, extensive driveway parking and a versatile garden room, this is a home that combines comfortable single-storey living with a truly special location.



What a location! This lovely bungalow occupies a particularly appealing plot, with views onto open fields with far-reaching views towards Blackfordby Church and the surrounding countryside. Enjoying a peaceful semi-rural setting on the edge of the village, there is a footpath literally from the front door, leading through the fields into the village and onwards for miles in either direction.

Blackfordby is a charming village on the edge of the National Forest, just two miles from Ashby-de-la-Zouch. Surrounded by beautiful countryside, it offers excellent walking and cycling routes alongside a strong community atmosphere. The village is home to the historic St Margaret of Antioch Church, popular Black Lion pub, primary school and village hall, while nearby Ashby provides a wider range of shops, restaurants and everyday amenities.

Step inside to a welcoming hallway with stripped wooden flooring and impressive high ceilings. There are three excellent double bedrooms, two positioned to the front and a third to the side, which enjoys a glimpse of the church spire across the fields. The well-appointed family bathroom is finished in white and features a pedestal wash hand basin, WC and shaped shower bath with curved glazed screen and Triton electric shower over. Mosaic-effect splashback tiling and an attractive ornamental period-style radiator add character.

At the heart of the home is the wonderful open-plan living, dining and kitchen space, offering plenty of room for dining and informal seating. The kitchen is fitted with a range of white base and wall-mounted units, complemented by contrasting roll-edge worktops and an inset sink. There is space for a range-style cooker, washing machine and dishwasher, together with two side windows and a door leading directly to the rear garden.

The living room is positioned perfectly at the rear of the property, overlooking the gardens and enjoying patio doors opening outside, a further side window, solid timber flooring and a fireplace providing an attractive focal point.

The property is set back from the road behind an extensive Crete-print driveway, providing excellent parking and turning space. A side driveway leads towards the former garage, although access is restricted in width. The garage currently provides useful storage to the front, while to the rear is a fantastic garden room. This is a particularly appealing space, with UPVC French double-glazed entrance doors flanked by picture windows, creating a light and welcoming retreat overlooking the garden. It would make an ideal home office, hobby room or peaceful space in which to enjoy the outlook.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas **Coalfield or mining area:** Mining area

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

Broadband type: TBC

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: JGA24082026

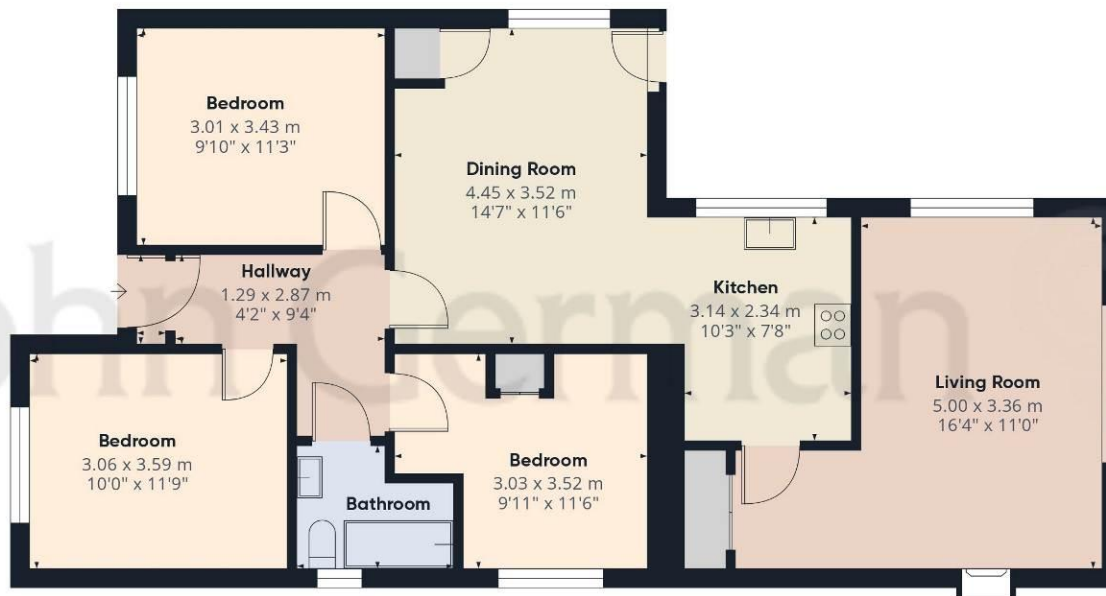
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We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required





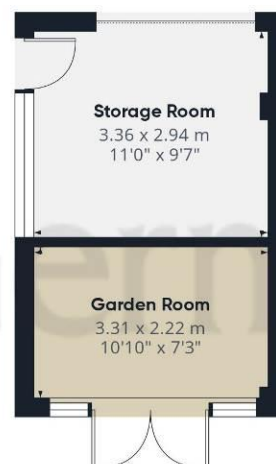


Ground Floor Building 1

Approximate total area⁽¹⁾

102.9 m²

1108 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

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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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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