



10 Middleton Close

Blackfordby | DE11 8GT | Offers In The Region Of £250,000

**ROYSTON
& LUND**

- Offers in the Region of £250,000
- Good Size Living Room
- Ground Floor WC, Family Bathroom
- Close to National Forest Walks
- Off-Road Parking Available
- Three Bedroom Semi-Detached
- Modern Kitchen with Integrated Appliances
- Principal Bedroom with Fitted Wardrobes
- South-Facing Garden Walks
- Freehold Property / EPC Rating - B / Council Tax Band - C





A modern three-bedroom semi-detached home, ideally located in the desirable National Forest village of Blackfordby. The village offers an abundance of scenic woodland walks and is just a short drive from the popular market town of Ashby-de-la-Zouch.

The property is entered via a welcoming entrance hall, leading into a spacious and cosy living room, beautifully enhanced by neutral wall panelling and a strong sense of light and space.

To the rear, the contemporary kitchen is thoughtfully designed with a range of integrated appliances, including a fridge-freezer, oven, and microwave, with a washing machine also included in the sale. Stylish cabinetry, modern tiling, and sleek worktops create a clean, contemporary finish. French doors, along with large glazed panels, allow natural light to pour in while providing direct access to the south-facing garden, which features a pleasant combination of patio and lawn. The garden can also be accessed via a convenient side gate.

A useful ground floor WC is centrally positioned, completing the downstairs layout.

Upstairs, the impressive full-width principal bedroom is located at the rear and benefits from fitted wardrobes and attractive wall panelling. Two further bedrooms are positioned to the front of the property. The family bathroom is modern in design and features both a bath and a separate shower.

Externally, the property offers off-road parking for two vehicles, along with the added benefit of an electric vehicle charging point.

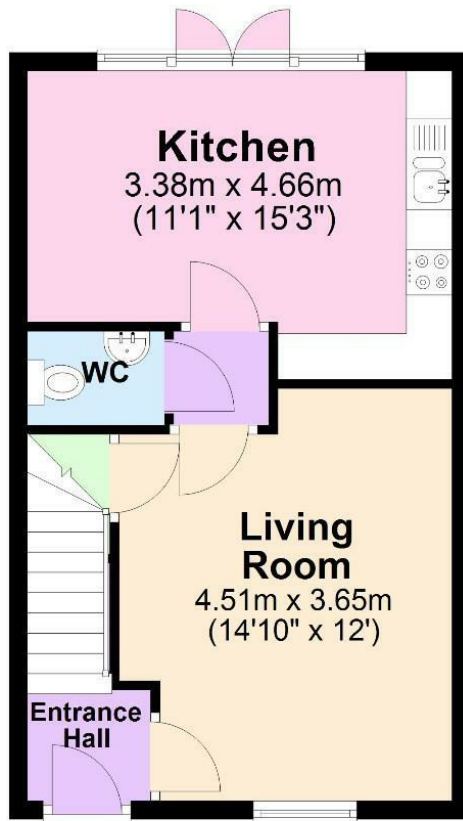
Within the village itself, there is a traditional pub, church, village hall, and access to beautiful surrounding countryside.

**** Annual Maintenance Charge Applies ****

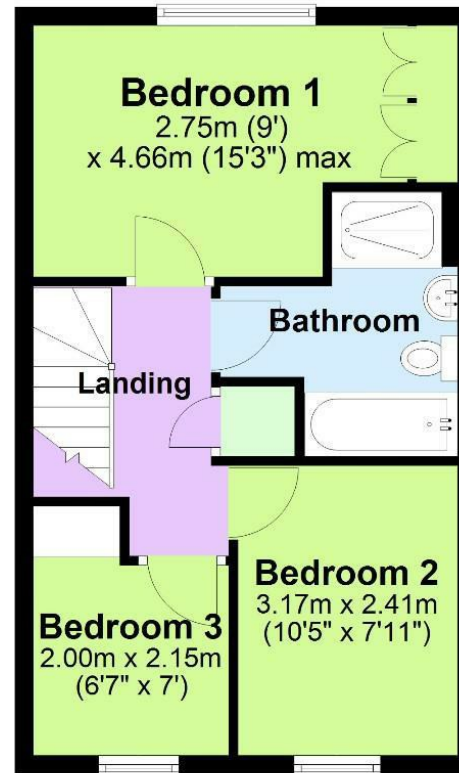
For more information - https://reports.sprift.com/property-report/?access_report_id=4918744



Ground Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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