

# Blacksmiths Lane, Newton Solney

aksresidential.com

£300,000



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This property at a glance:



Watch the video



# Blacksmiths Lane, Newton Solney



## Mikaela says:

This is a really lovely Bungalow in the sought after village of Newton-Solney. Tucked away on the quiet Blacksmiths Lane, this is a really peaceful location. The Bungalow has a beautifully modernised kitchen with plenty of storage, a sleek finish and the great addition of a breakfast bar looking out onto the green at the front - perfect for a morning coffee.

The living room feels really homely, with a feature fireplace, sliding doors that open up into the conservatory as well as a high window to the side, this room has plenty of natural light. An ideal space to unwind in comfort with privacy. Next to the living room is the third bedroom, which is a really versatile space which would work brilliantly as a guest room, home office, or snug. The conservatory is a great addition to the living space in the bungalow, situated at the back, looking out into the beautiful garden. This would be a lovely space to socialise, especially in the summer months where you could open the door and bring the outside in.

Both main bedrooms are generous doubles with built-in wardrobes. The modern shower room is opposite and the handy utility room where you can keep a washer and dryer is at the end of the hall. The garden is my favourite part, not only is it south facing, but it feels so peaceful, set over two levels with the patio area leading out from the conservatory as well as a good size lawned area. It's a lovely private space mature bushes and a magnolia tree. There is also side access leading to the single garage with electric door and the driveway where you could easily park 3 cars. This is a lovely Bungalow in a fantastic location not to be missed."



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## Did you spot...

This lovely bungalow has a breakfast bar overlooking the green



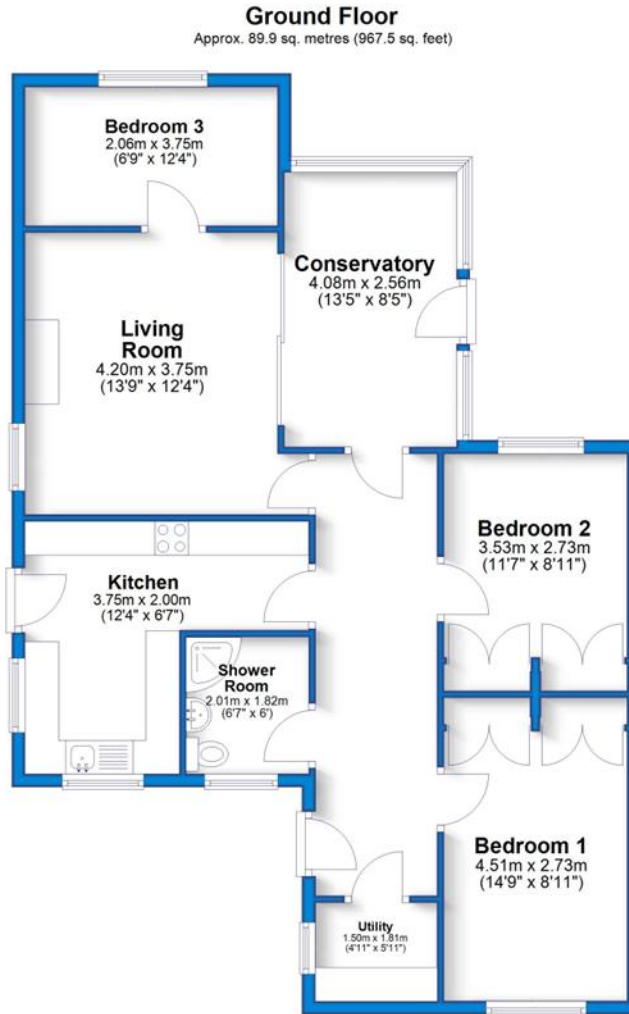
## A message from the seller:

"Newton Solney has a really welcoming, friendly community. My bungalow feels light and airy and is peaceful and quiet. The garden is lovely and private and is a haven for wildlife, with birdsong from dawn until dusk".

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# Floor Plan



Total area: approx. 89.9 sq. metres (967.5 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Key Features:

- WELL PRESENTED 3 BEDROOM BUNGALOW
- MODERN KITCHEN WITH BUILT IN BREAKFAST BAR
- PRIVATE SOUTH FACING GARDEN
- EPC RATING D
- LONG DRIVEWAY AND SINGLE GARAGE WITH ELECTRIC DOOR



## About the area:

Newton Solney is a small village in Derbyshire close to Burton-On-Trent not far from the village of Repton and adjacent to the river Trent. There is a couple of pubs in the village and plenty of lovely countryside walks.



## Schools:



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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