Butt Lane

Blackfordby, Swadlincote, DE11 8BH

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£295,000

Thorndale is an individual detached home set back from Butt Lane, offering generous space, a sweeping driveway and striking architectural features. With light-filled interiors and private gardens, the property provides excellent potential for updating and personalisation.

NO CHAIN.

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.

Thorndale is a distinctive detached home set back from Butt Lane, enjoying a generous frontage, sweeping driveway and an attractive, mature setting. The property is notable for its striking architectural features, including a full-height glazed window and vaulted entrance hall that flood the interior with natural light. Offering well-proportioned accommodation and excellent scope for modernisation, the house presents an exciting opportunity for a buyer to update and personalise to their own taste, while making the most of its spacious layout, private gardens and established surroundings.

Accommodation - A side entrance porch, with a window to the side, provides entrance to the property, there is a useful coat cupboard, a ground-floor WC, and direct access into the breakfast kitchen.
The main hallway is a striking feature of the home, with a full-height picture window flooding the space with natural light. The impressive two-storey vaulted hall creates a wonderful sense of space, with an open-tread turning staircase leading up to the galleried landing above.
The large living room enjoys a wide picture window and decorative ceiling beams. The focal point of the room is a large recessed log-burning stove, finished with tiled cheeks, a raised tiled hearth and a full-length mantelpiece running along the wall.
There is a separate dining room overlooking the rear garden, positioned adjacent to the L-shaped breakfast kitchen, offering excellent potential to open the two rooms into one generous family space.
The breakfast kitchen is fitted with base and wall-mounted cabinets wrapping around three sides, with work surfaces incorporating a sink with mixer tap. There is space for a small range-style cooker, washing machine, integrated dishwasher, fridge and freezer. A picture window overlooks the garden, while the breakfast area comfortably accommodates a family dining table. A fitted dresser-style unit provides further storage and display, and an internal leaded window looks through to the living room.

First Floor - The galleried landing continues the sense of light and space from the hallway below, featuring coving, views down into the hall and a tall full-height picture window.
Bedroom one runs across the rear of the property, enjoying views over the garden and a mature tree-lined backdrop. Bedroom two is another large double bedroom with built-in wardrobes and a lovely front-facing outlook over a tree-lined field. The family bathroom comprises a large walk-in glazed shower with shower-panel walls and a mains-fed shower, WC, and a vanity wash hand basin with storage below and above. A particularly useful built-in airing cupboard houses the gas-fired central-heating boiler.

Outside - The property sits back from the lane behind an in-and-out sweeping driveway. A detached garage with up-and-over roller door benefits from light and power, which to the rear has a very useful workshop. Beyond this is a garden room overlooking the rear garden. The rear gardens are laid mainly to lawn, enjoying a high degree of privacy with a mature tree-lined backdrop.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. The garage is registered and has restrictive covenants. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Coalfield or mining area: Yes
(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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02022026

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Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

1641 ft²

152.5 m²

Reduced headroom

23 ft²

2.1 m²

(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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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 to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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