

North Close

Blackfordby, Swadlincote, DE11 8AP

John German



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£200,000 - £210,000

Excellent, two bedroomed village bungalow is deceptively sized and benefits from a conservatory and ample off road parking. Offered with no upwards chain.

Blackfordby is a small village that lies approximately a mile northwest of Ashby-de-la-Zouch, perfectly placed for all the leisure pursuits that the National Forest offers. There are excellent commuter links into Burton on Trent and Swadlincote, and the M42 is also close by. A former mining village with a strong local community, you will enjoy an excellent local village primary school, Church and of course at the heart of the village the welcoming Black Lion Pub, with local beers and a few nibbles.

Accommodation

The property sits in a pleasant, sought-after village location set back from the road behind a lawned fore garden with planted borders, and a block-paved driveway provides off road parking and access to the detached garage.

The side entrance door leads you into the breakfast kitchen, fitted with base and wall mounted cabinets wrapping along three sides of the room with complimentary countertops over and integral appliances.

From the kitchen, you step through into the adjoining lounge. This well-proportioned room has a feature fireplace at the focal point, a wide bow leaded uPVC double glazed window flooring the room with light, and coving to the ceiling completes the room.

From the inner hallway, access is given to the two bedrooms and the modern tiled shower room with a suite comprising wash basin, WC, and corner quadrant shower with shower above.

Bedroom one is a generous size with views over the gardens. Whilst bedroom two is similar, being above average size and has the benefit of patio doors leading you out into the conservatory which overlooks the gardens.

To the rear of the property, there is a patio seating area and gardens which are laid mainly to lawn with raised planted borders.

Agents Notes:

-Grant of probate has been applied for.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

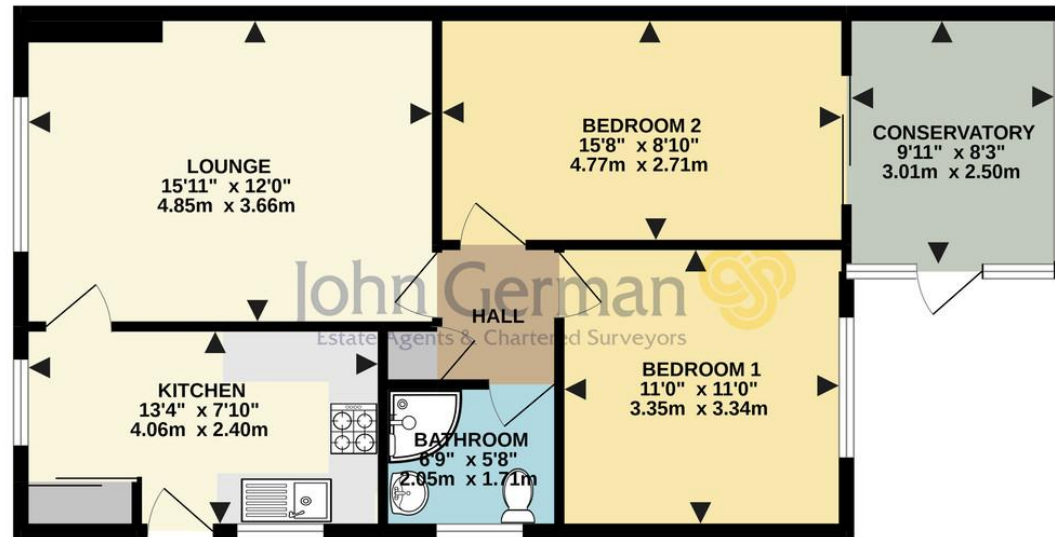
www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/15062022 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

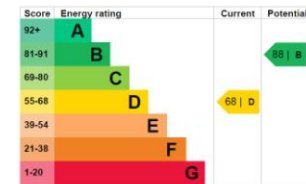
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Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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