



Locker Smith Lane
Blackfordby,
DE11 8GQ

£320,000

A MODERN DETACHED HOME located on Spires View just off Butt Lane in Blackfordby. Built in 2021, this beautiful home really needs to be viewed. Offering THREE BEDROOMS with an EN SUITE to the master, a SPACIOUS BAY FRONTED LOUNGE and KITCHEN DINER overlooking the glorious, sun trapped rear garden.



Property Features

- Detached
- Three Bedrooms
- En Suite to Master
- Lounge
- Kitchen Diner
- Downstairs WC
- Garage
- Quiet Location
- Popular Development
- Viewings Highly Recommended

Full Description

Built by Davidson Homes in 2021 on their Spires View development, under a 10-year NHBC warranty, to their "Watermead" design. Locker Smith Lane is accessed via Winfield Way and offers a quiet cul de sac location. The property offers a driveway to the side of the property providing parking for a couple of vehicles whilst also providing access to a single garage. The property offers a great space throughout with ranging benefits such as built in kitchen appliances, fitted wardrobes and en suite in the master bedroom, downstairs WC and a glorious, sun trapped rear garden with two patio areas.

If you are looking to move into something that feels brand new, Locker Smith Lane could be just what you are looking for. Upon entering the property, you are greeted into the hallway which provides access to the downstairs WC. The lounge and kitchen diner are also off the hallway with the

bay fronted lounge making this room the perfect room for relaxing and putting your feet up whilst the lovely, kitchen diner which stretches in excess of 18ft in width, overlooks the rear garden whilst boasting patio doors. To the first floor, there are three bedrooms with the master bedroom providing fitted wardrobes and an en suite shower room. The additional bedrooms occupy the rear of the property and the lovely, modern bathroom completes the first floor accommodation.

Externally, curb appeal is certainly on show to the front of the property and access to the single garage is provided with a driveway for two vehicles. The rear garden is fully enclosed and comes with two patio areas, quality artificial grass and is south easterly facing.

Spires View occupies a wonderful position right in the heart of the village and offers the rare combination of combining a peaceful quiet development with the convenience of everything on your doorstep. The village has a thriving community with a local primary school, village pub and local church & is located right in the heart of the scenic National Forest with Conkers Visitor centre, Moira Furnace & Hicks Lodge cycling centre all close by. You are within 3 miles of the bustling market town of Ashby de la Zouch and conveniently placed for ease of access to the M42 J12 at Measham linking up perfectly both the East and West Midlands, Tamworth (13 Miles) Birmingham (28 Miles)

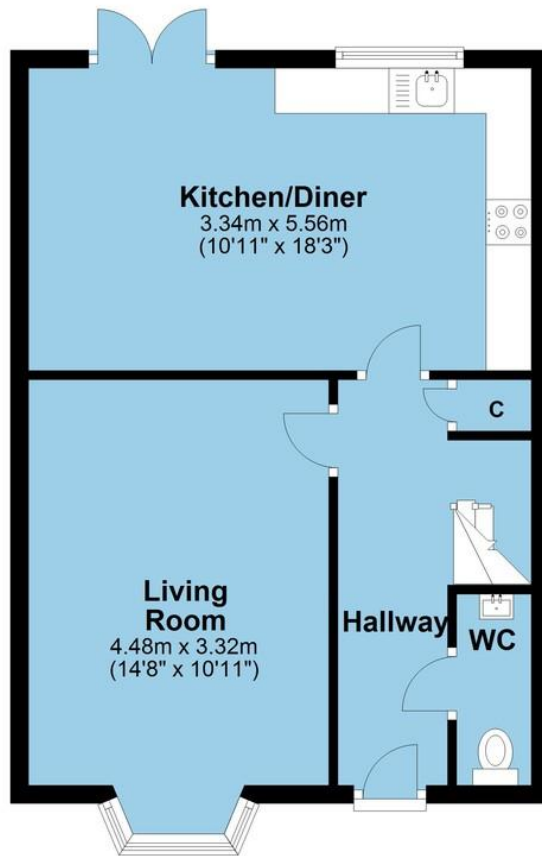
TENURE Freehold

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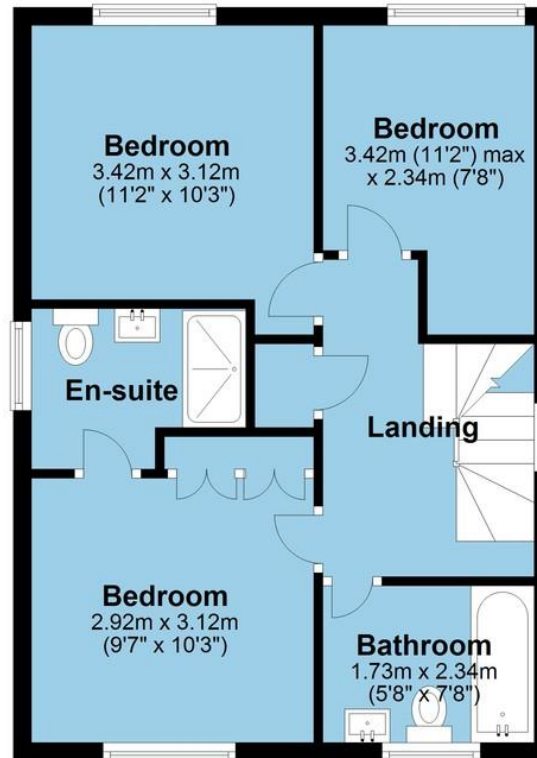




Ground Floor



First Floor



Total area: approx. 88.7 sq. metres (955.2 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements