

Strawberry Lane

Blackfordby, Swadlincote, DE11 8AQ

John German





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£380,000

Detached village bungalow of excellent proportions, beautifully appointed offering three double bedrooms, large family bathroom, lounge and a feature open plan shape living dining kitchen which connects to the lovely landscaped gardens.

The property is positioned in the centre of the village in this favoured location on Strawberry Lane, sitting back behind a large recently landscaped fore garden with expansive tarmac drive set behind a five bar double gate. It offers plenty of parking for multiple vehicles/motorhome etc.

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.

A look inside will reveal a lovely sized single storey home which comprises entrance porch with inner door opening into the L shape hallway beyond. Arranged around the hallway you will find there are three double bedrooms with two benefitting from fitted wardrobes. The family bathroom is a really generous size and features P shaped shower bath with glazed screen and shower above, pedestal wash hand basin and WC. Also housed within the bathroom is a clever utility cupboard which has space for washing machine and roll top counter above. A clever set up keeping the noisy washing machine away from the living/dining/kitchen area.

Next is a cosy lounge which has coving to the ceiling, a feature fireplace at its focal point and this room benefits from having double connecting doors which allow you to open the living space up through to the heart of the home – the living dining kitchen. A fabulous living space which combines both seating area, dining and kitchen into one large open room, perfect for day to day modern living and socialising. The kitchen itself is equipped with an extensive range of base and wall mounted high gloss cabinets with roll top work surfaces incorporating a one and half bowl porcelain style sink with mixer tap, ceramic tiled splashbacks and a range of integrated appliances. This large L shape room has plenty of space for dining table and informal seating. It further benefits from having a picture window overlooking the rear garden with French double doors allowing access out to the patio area beyond.

Outside to the rear, you will find the gardens have been fabulously landscaped with extensive paved patio area with steps leading down to stone pathways with inset artificial turf providing easy day to day maintenance and upkeep. The gardens really are a feature of the property and take full advantage of their westerly aspect, meaning lots of sunshine during the summer months.

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

Property construction: Brick. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 C

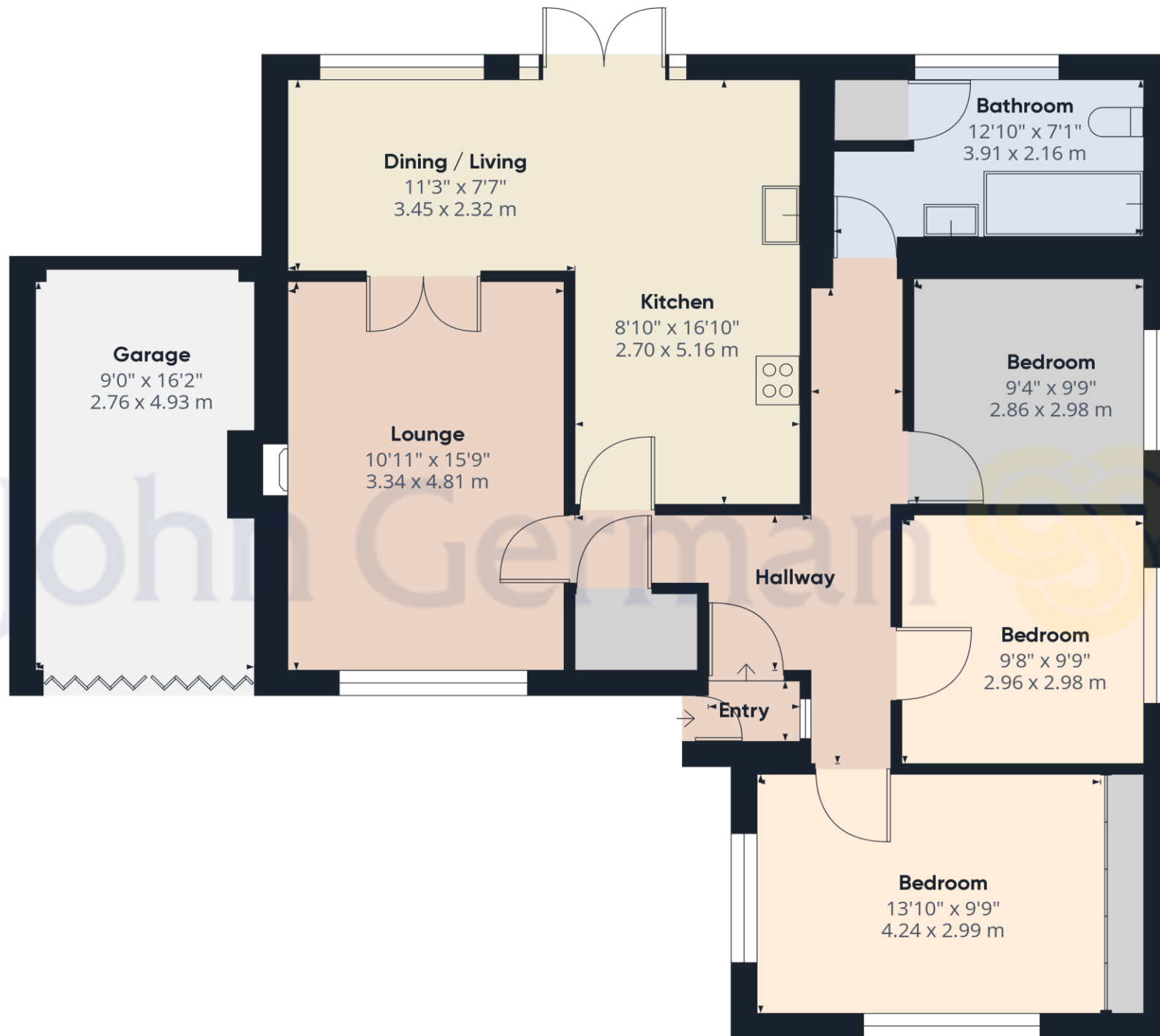
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31012024

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Approximate total area⁰

1144.55 ft²

106.33 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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