

# Fenton Avenue

Blackfordby, Swadlincote, DE11 8AR



This extended home is a perfect family property set in a quiet cul de sac location in a lovely village with fabulous long private gardens. It offers four bedrooms, family bathroom, lounge, sitting and dining area plus a breakfast kitchen. There is ample parking to the fore with a large tandem garage beyond.

£350,000



John German 

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.

The property lies in a cul de sac location behind a long lawned garden and beautiful flowering magnolia. A block paved driveway provides off road parking and access to a tandem garage beyond. On the ground floor you will find an entrance porch leading to the reception hallway with stairs leading off.

There is a front facing living room with a feature fireplace at the focal point and coving to the ceiling. Beyond this is a dining area and an extended sitting room that overlooks the gardens with patio doors leading you outside.

Last but not least is the family breakfast kitchen with base and wall mounted cabinets that wrap around two sides of the room with complementary countertops incorporating an inset sink with mixer tap and ceramic tiled splash backs. There is space for a cooker and washing machine plus space for a family breakfast table and a wide picture set above the sink overlooks the gardens. A door leads to outside.

On the first floor you will find there are four double bedrooms alongside a family bathroom with tiling to the walls, panel bath with shower over, pedestal wash hand basin and WC. Bedrooms three and four are divided by a stud wall so offer the potential to knock through and create one large bedroom if desired.

Outside - To the rear you will find wonderful long gardens with an extensive paved patio area and neat lawns with flowering borders. The gardens enjoy great privacy and at the head you will find a dedicated vegetable garden area with shed and twin greenhouses with power.

**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

**Coalfield or mining area:** Mining area

(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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26032024

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