

Pickering Drive

Blackfordby, Swadlincote, DE11 8GL

John German





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£385,000

Beautiful modern home with lovely landscaped private gardens alongside a stunning rear facing open plan living dining kitchen, a bay windowed lounge, WC and utility. On the first floor are 4 bedrooms, a private en suite and family bathroom plus a long drive and garage, all in a sought after location, what's not to love?!

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Built by Davidsons Homes and benefitting from the remainder of its NHBC warranty, this modern family home enjoys a great location on this popular development with the sought after rare feature of private landscaped gardens to the rear. Early viewing is strongly recommended.

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 - Sitting beneath a pretty canopy porch with a mature planted pathway approach lies 22 Pickering Drive. A sage green door swings back to reveal a welcoming reception hall which offers tantalising glimpses directly ahead towards the kitchen. To your left is a useful guest's cloakroom and a turning staircase rises to the first floor. Immediately to your right is a well proportioned bay windowed lounge which has a feature fireplace.

Next is the heart of the home and a stunning room indeed - the open plan full width living dining kitchen which seamlessly combines three rooms into one with a contemporary high gloss grey fitted kitchen running along two sides of the room with extensive storage and a range of integral appliances. There is ample space for a dining table alongside a seating area. Full height picture windows overlook the landscaped gardens and double French doors open out to the first of two patio areas. Set within the kitchen is a useful utility room.

On the first floor you will find four bedrooms and a well appointed family bathroom. The principal bedroom has the benefit of built in wardrobes and its own private en suite shower room with a double width tiled shower, WC and wash hand basin. Serving the three remaining bedrooms is the family bathroom that is finished in white with attractive tiling to the walls and bath with shower above, pedestal wash hand basin and WC.

Outside - The property has a driveway to the side providing parking for at least two vehicles and access to a brick built garage. Gated side access takes you around to the rear garden and as previously mentioned this is a lovely space that has been landscaped and is private, laid mainly to lawn with two patio areas to follow the moving sun.

Agents note: The development is subject to a greenspace charge for upkeep of the maintenance of communal areas. Currently £113.76 per annum (paid half yearly).

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

Property construction: Brick **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(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

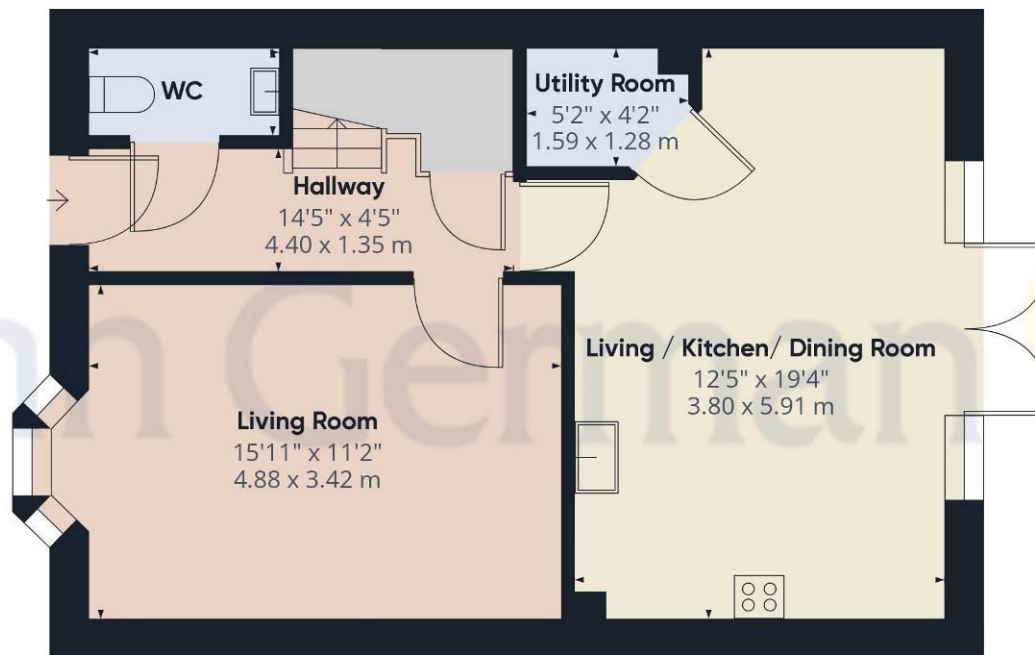
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13062024

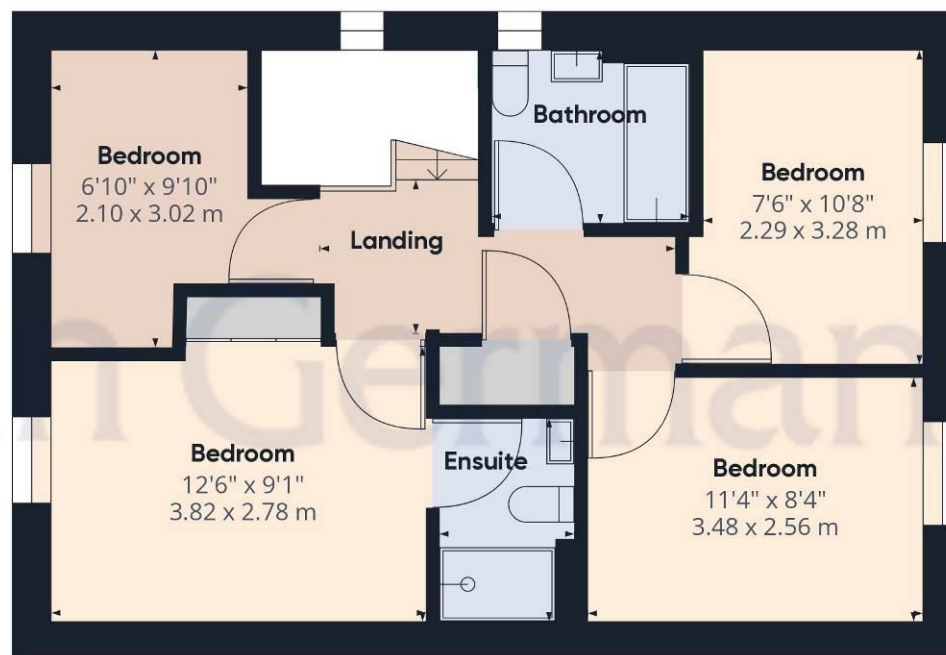
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1078.63 ft²

100.21 m²

(1) 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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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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