

Sankey Drive

Albert Village, Leicestershire, DE11 8HE

John German





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£365,000

This is a much improved family home set within the heart of the National Forest in a popular location near to Albert Village lake and its many walks. It offers four bedrooms, two bathrooms (en suite), refitted contemporary high gloss open plan kitchen dining room, plus a lounge lying open plan to an amazing garden room with bifold doors and lantern roof.



Albert village is within the heart of the National Forest with its many scenic country walks and cycle paths plus Albert village lake that enjoys an abundance of wildlife. Conkers circuit walking trail passes by providing plenty of lovely walks to explore. The village has a Church of England primary school and is easily situated for ease of access to Swadlincote, Woodville and Ashby's excellent local amenities contained therein, including shops, schools, recreation amenities and centres of employment. It is also well situated for the A444 to the M42, leading to many East and West Midlands conurbations together with East Midlands and Birmingham International Airports.

The property sits back from the road behind a full width tarmac driveway providing extensive parking and access to an integral garage. The property has a practical entrance porch with inner door opening through to a reception hallway where a timber balustrade staircase with glass panels rises to the first floor, an internal door access the garage and there is a ground floor cloakroom. Immediately on your left you step into the dining room which has laminate flooring, coving to the ceiling and a front facing window. The dining room lies open plan to a beautifully appointed refitted high gloss kitchen with deep grey gloss doors offset by white contrasting countertops, there is space for a range style cooker and fridge freezer, integral dishwasher, corner carousel clever storage units and inset sink with mixer tap and window overlooking the rear garden. A side door leads outside. Return to the hallway and continue along into the lovely sitting room which again has coving to the ceiling, tall contemporary grey panelled radiator and feature fireplace at the focal point. The sitting room has the benefit of lying again, open plan to the fabulous garden room which has windows wrapping around three sides of the room with bifold doors folding back to allow direct access out onto the paved patio. There is a contemporary grey radiator, feature glazed lantern roof and this room has lovely views over the garden and makes for a fantastic additional reception room.

Upstairs on the first floor there are four bedrooms, the master has the benefit of built in wardrobes and a large en suite shower room with double width shower, WC and pedestal wash hand basin. The three further bedrooms have the use of a principal family bathroom which has a deep feature contemporary free standing bath, contemporary vanity wash hand basin and WC, tiled floor with matching half tiled walls, plus ladder style towel radiator.

Outside to the rear, the garden has been landscaped with a lovely sized patio area having steps leading down to an artificial lawned garden with raised brick borders having mature planting, there is a lower patio area with timber pergola alongside timber shed, and the gardens benefit from not being overlooked to the rear.

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

Property construction: Standard

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: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

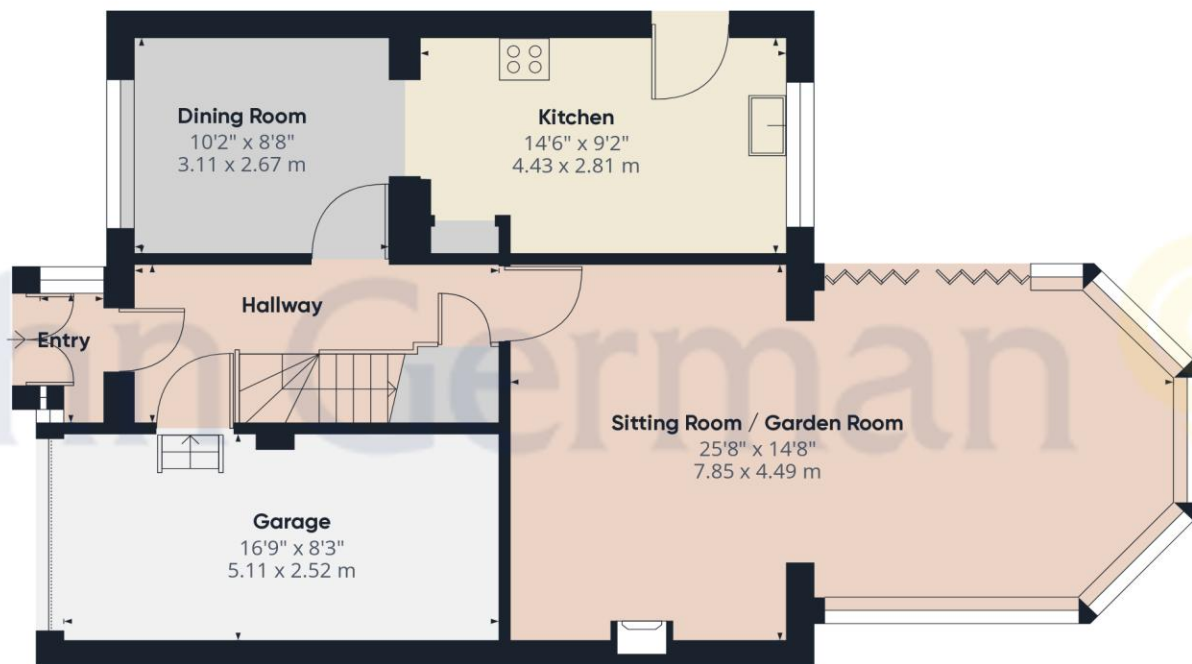
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

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

Our Ref: JGA/10062024





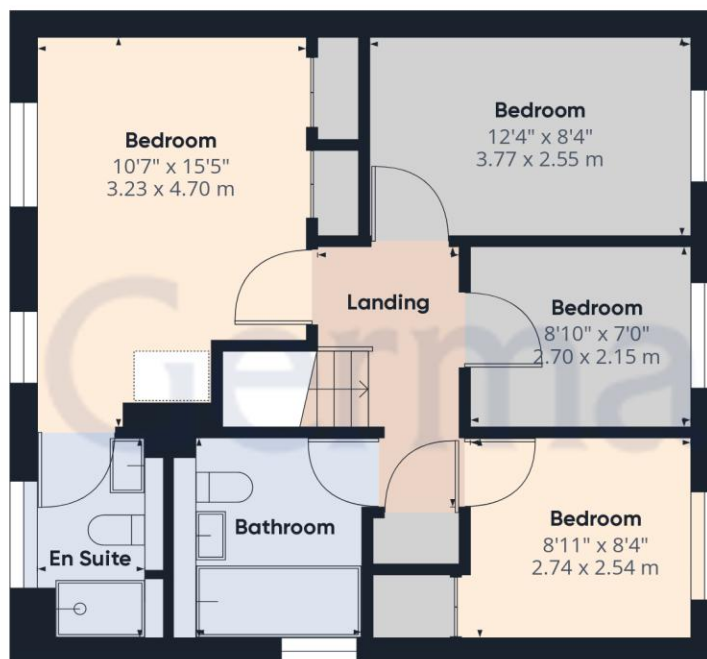


Ground Floor

Approximate total area⁽¹⁾

1393.49 ft²

129.46 m²



Floor 1

(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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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