

# Butt Lane

Blackfordby, Swadlincote, DE11 8BH



Fantastic opportunity to create your own dream bungalow or renovate for resale. The village location is excellent with a lovely outlook and the property offers two double bedrooms, shower room, kitchen, lounge, off road parking, rear garden and no upward chain.

Potential to extend (subject to PP).

£200,000



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 sits at the top of favoured Butt Lane with a lovely outlook to the fore. There is a driveway to the front providing off road parking and a look inside will reveal a central reception hallway with accommodation radiating off.

To your right is a lounge with feature fireplace at the focal point and uPVC double glazed window to the fore.

To the left of the hall is the modern kitchen with base and wall mounted cabinets wrapping around three sides of the room providing plentiful storage with complimentary countertops incorporating stainless steel sink with mixer tap, various appliances, front facing uPVC double glazed window and a uPVC double glazed door leading to outside.

The bungalow offers two double bedrooms, both located at the rear of the property overlooking the garden and there is a wet room style shower room with shower area, tiling to the walls, wash hand basin, WC and uPVC double glazed window to the rear.

Outside to the side of the property there is a driveway providing off road parking for two vehicles, gated access leads to the rear and here you find there are low maintenance gardens which enjoy a good degree of privacy.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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](http://www.gov.uk/government/organisations/environment-agency)

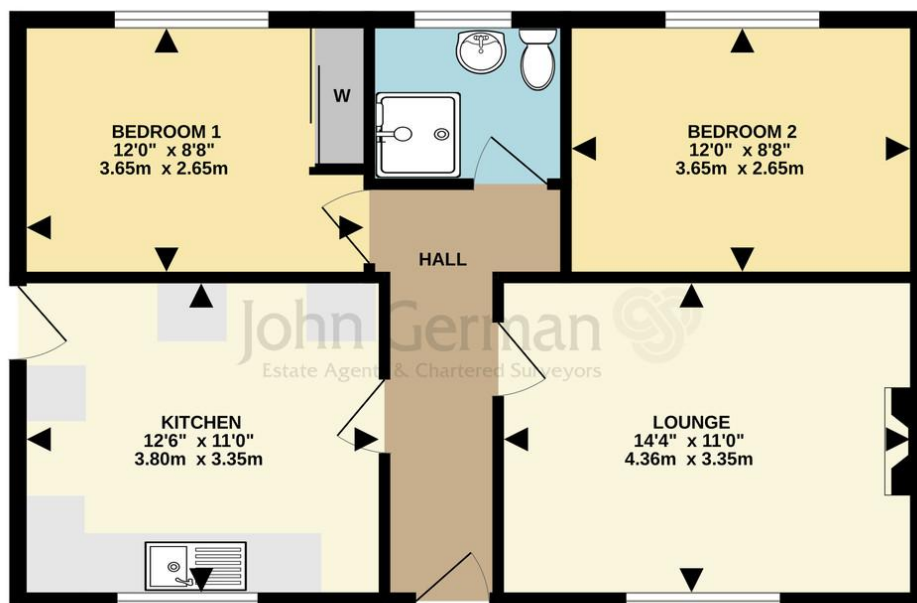
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/27032024

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## GROUND FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,  
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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