

# Parkers Close

Blackfordby, Swadlincote, DE11 8AS



A beautifully extended detached bungalow set on a generous plot with south-facing gardens. The property features three bedrooms, a family bathroom, a spacious lounge-dining room, and an extended breakfast kitchen. Additional highlights include ample parking, a tandem garage, and the benefit of no onward chain.

£300,000



John German

Blackfordby is a charming and picturesque village located on the north western edge of Leicestershire, just two miles from Ashby-de-la-Zouch and within easy reach of Swadlincote. Nestled on the edge of the National Forest, the village offers scenic countryside views, excellent walking trails, and a peaceful rural atmosphere. Steeped in history, Blackfordby is home to St. Margaret of Antioch Church, a notable local landmark, Blackfordby St Margarets C of E Primary School and the popular Black Lion Pub. The village has a strong community spirit, with the Blackfordby Village Hall hosting regular events and an annual Open Gardens festival attracting visitors from across the region. For outdoor enthusiasts, the area provides access to National Forest walking and cycling routes, while the nearby market town of Ashby-de-la-Zouch offers a variety of shops, restaurants, and amenities. With its quaint charm, excellent transport links, and sense of community, it is an ideal location for those seeking a blend of village life and modern convenience.

Accommodation - A uPVC double-glazed entrance door opens into a central hallway featuring coving to the ceiling, a decorative plate rack and a useful built-in storage and linen cupboard with a radiator and slatted shelving. The hallway also includes a boiler cupboard housing a Worcester Bosch combi boiler and a built-in double coat storage cupboard with additional shelving.

The enlarged sitting room is a beautifully proportioned space having been extended to include a dining area. A feature fireplace serves as the focal point of the room while a wide bay window floods the space with natural light.

The extended breakfast kitchen is well-equipped with an array of base and wall-mounted cabinets wrapping around three sides complemented by stylish countertops and an inset stainless steel sink with a mixer tap. Additional features include a fitted breakfast bar, space for a washing machine, an integrated Neff hob with an extractor above and a Neff eye-level oven and microwave oven/grill to the side. A rear-facing window overlooks the garden while a uPVC double-glazed stable door provides access to the outside.

The bungalow offers three double bedrooms. The principal bedroom, located at the front of the property, features a UPVC double-glazed window overlooking the garden. Bedrooms two and three are positioned at the rear and enjoy a beautiful view of the garden. The family bathroom has a traditional white suite comprising wash basin, WC and a bath with shower over complemented by storage cupboards and a heated towel rail.

Outside - The property boasts a mature front garden with a neatly maintained lawn and planted borders. A driveway to the side provides ample off-road parking and leads to the tandem-length garage which has an electric up-and-over door, lighting, power points, a side window, a fitted workbench area with storage cabinets, and a personal door leading to the garden.

Due to the generous plot size, the rear garden expands beautifully, offering three distinct zones: a secluded, screened sitting area and patio, a central trellis-edged walkway adorned with stunning planting on either side, and a large lawned garden featuring a vegetable plot and greenhouse. The garden enjoys a fantastic sunny southerly aspect, making it a wonderful outdoor retreat.

**Agents note:** We understand from the vendors that the roof was replaced in circa 2022 and may not have building regulations approval. We would advise all buyers seek verification from their solicitor.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Electricity supply:** Mains

**Sewerage:** Mains

**Parking:** Drive

**Water supply:** Mains

**Heating:** Mains gas

(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 D

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

**Our Ref:** JGA/21032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











AWAITING EPC MEDIA



John German

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

01530 412824

ashbysales@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**