

# Sandtop Lane

Blackfordby, Swadlincote, DE11 8AL

John   
German









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PRICE RANGE £300,000 - £315,000

A warm and welcoming extended family home offering generous living space and a seamless indoor-outdoor lifestyle. With a stunning open-plan kitchen at its heart, excellent parking, and a sun-filled south-facing garden, three king size bedrooms this is a home designed to grow into and enjoy.

German

A superbly extended family home offering generous, flexible living space perfectly suited to modern life. Set back from the lane with excellent parking, the heart of the home is a bright open-plan kitchen, dining and living area flowing seamlessly into a south-facing garden - ideal for both everyday family life and relaxed entertaining.

Blackfordby is a charming and close-knit village in North West Leicestershire, set on the edge of the National Forest and surrounded by beautiful countryside. It offers a strong community spirit and a range of local amenities, including a well-regarded primary school, the traditional Black Lion pub, and a vibrant village hall hosting regular activities and events. The village also benefits from scenic walking routes and green spaces, with the nearby town of Ashby-de-la-Zouch providing further shops, cafés, restaurants and services.

Set back from the lane behind a deep, block-paved frontage providing excellent off-road parking, this beautifully presented home makes an immediate impression. Sheltered beneath a generous canopy porch and carport, the entrance opens into a welcoming hallway, with stairs rising to the first floor and setting the tone for the quality found throughout. The true showpiece of the home is the exceptional rear extension, creating a stunning open-plan kitchen, dining and family living space - perfectly designed for modern living and entertaining. Finished in soft grey cabinetry, the kitchen is both elegant and highly functional, complemented by quartz worktops and returns. A substantial central island with breakfast-bar seating for four forms the social hub of the room, complete with a double-bowl Belfast-style sink and mixer tap. Integrated appliances include a five-ring gas hob with extractor, double oven and dishwasher, while a cleverly concealed pantry cupboard opens to reveal generous hidden storage, with further space tucked neatly beneath the stairs. There is ample room for a large L-shaped family sofa and a full dining table, creating a warm and inviting setting for everyday life.

Bi-fold doors with integrated blinds fold effortlessly back, seamlessly connecting the interior with the outdoors - ideal for summer entertaining. Outside, the south-facing garden unfolds across a multi-level paved terrace offering a choice of seating areas. Steps lead down to a generous lawn and a second, lower patio with pergola above, perfectly positioned to enjoy the final glow of the evening sun.

Enhancing the practicality of the home is a superb utility room fitted with high-gloss cabinetry, tall storage cupboards and an inset sink, with space for both washing machine and tumble dryer. A beautifully styled guest cloakroom completes the ground floor, featuring a corner vanity wash basin, WC and striking contemporary acoustic panelling.

Upstairs, a contemporary glass and oak balustrade leads to three impressive king-size bedrooms, all beautifully proportioned and filled with natural light. These are served by a luxurious refitted family bathroom, featuring a freestanding bath, separate walk-in shower, elegant wash-hand basin with panelled backdrop, and sleek high-gloss storage cabinetry.

This outstanding home effortlessly combines style, space and practicality - perfectly suited for modern family life and entertaining alike.

**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:** Standard

**Parking:** Drive & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 C

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

**Our Ref:** JGA/27012026

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Ground Floor

**Approximate total area<sup>(1)</sup>**

1320 ft<sup>2</sup>

122.7 m<sup>2</sup>

**Reduced headroom**

43 ft<sup>2</sup>

4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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.

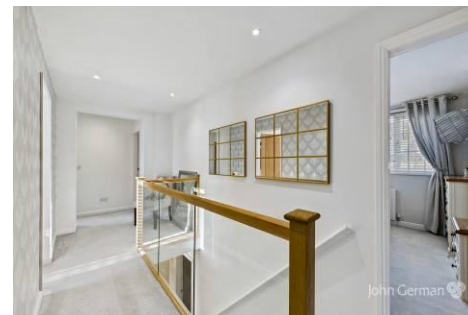
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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