



Sankey Drive Albert Village

- Four bedroom detached family home
- Popular village location near the National Forest
- Spacious sitting room with French doors
- Separate dining room and well-appointed kitchen
- Main bedroom with en suite
- Established rear garden with paved patio
- Integral garage and driveway parking
- Popular local schooling nearby
- EPC Rating C / Council Tax Band D / Freehold

Alexanders are delighted to bring to market this well-presented four bedroom detached family home, situated on Sankey Drive in the popular village of Albert Village. Offering spacious and versatile accommodation arranged over two floors, the property is ideally suited to family life, with a welcoming entrance hallway, two reception rooms, a well-appointed kitchen and a convenient ground floor WC.

The accommodation continues upstairs with four bedrooms, including a main bedroom with en suite shower room, alongside a family bathroom. Further benefits include an integral garage and a generous driveway providing off-road parking.

Outside, the property enjoys an attractive, established rear garden with mature planting, a well-maintained lawn and a generous paved patio, providing an inviting space for outdoor dining and entertaining. The location is equally appealing, with local schools, everyday amenities and the surrounding countryside of the National Forest all within easy reach.





Accommodation:

The property is entered via a welcoming entrance hallway, which provides access to the ground floor accommodation, the staircase to the first floor and a useful downstairs WC.

The sitting room is a particularly appealing reception space, featuring an attractive fireplace and ample room for comfortable seating. A bay-style window arrangement overlooking the rear garden, together with French doors opening onto the patio, allows natural light to fill the room and creates a lovely connection between the indoor and outdoor spaces.

Positioned towards the front of the property, the separate dining room offers an excellent setting for family meals and entertaining, while also providing flexibility for use as a home office or additional reception room.

The kitchen is fitted with a comprehensive range of wall and base units, complemented by generous worktop space and tiled splashbacks. Integrated appliances include an oven and gas hob with extractor above, alongside a stainless steel sink and drainer. There is also space for freestanding appliances, while a window overlooking the rear garden provides natural light and a side access door adds further practicality.

To the first floor are four bedrooms, offering flexible accommodation for families, guests or those requiring space to work from home. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom.

Gardens and land:

To the front, a generous driveway provides off-road parking and leads to the integral garage, which offers useful secure parking or additional storage. The frontage is neatly landscaped, with established hedging and decorative planting.

The rear garden is a lovely feature of the property, combining a well-maintained lawn with established trees, mature shrubs and colourful planting. A generous paved patio extends across the rear of the house, providing ample space for garden furniture, alfresco dining and summer entertaining. The mature planting creates an attractive, established setting with a pleasant degree of privacy.

Location:

Sankey Drive is situated in the popular village of Albert Village, conveniently positioned for local amenities, schooling and the surrounding countryside. Albert Village Primary School is nearby, with other primary and secondary education options available in the surrounding area.

The nearby town of Swadlincote provides a range of supermarkets, independent shops, cafés, restaurants and everyday services, while Ashby-de-la-Zouch and Burton upon Trent offer further shopping, dining and leisure facilities.

The surrounding National Forest provides excellent opportunities for walking, cycling and enjoying the outdoors. Nearby attractions include Albert Village Lake, CONKERS Discovery Centre, Hicks Lodge National Forest Cycle Centre, Moira Furnace and the Ashby Canal.

For commuters, the property offers convenient access to the A444, A511 and A42/M42 road networks, connecting to Swadlincote, Ashby-de-la-Zouch, Burton upon Trent and the wider region. Burton-on-Trent railway station provides additional transport links, making the location a practical choice for families and professionals alike.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





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Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

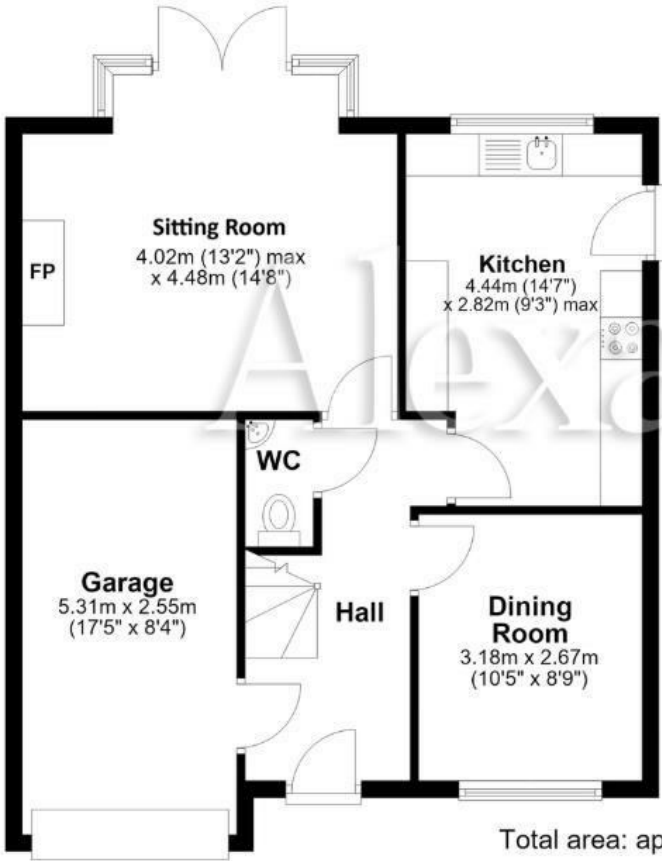
Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



Ground Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 118.5 sq. metres (1275.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	74
(39-54) E		
(21-38) F		



