



19 Butt Lane

Blackfordby | DE11 8BG | Guide Price £250,000 - £260,000

ROYSTON
& LUND

- GUIDE PRICE **£250,000 - £260,000**
- Double Driveway To The Front
- Downstairs Shower Room And First Floor Shower Room
- Close By To Numerous Amenities
- EPC Rating - D
- Semi Detached Family Home
- Immaculately Presented Throughout
- Three Spacious Double Bedrooms
- Viewing Recommended
- Freehold - Council Tax Band - B





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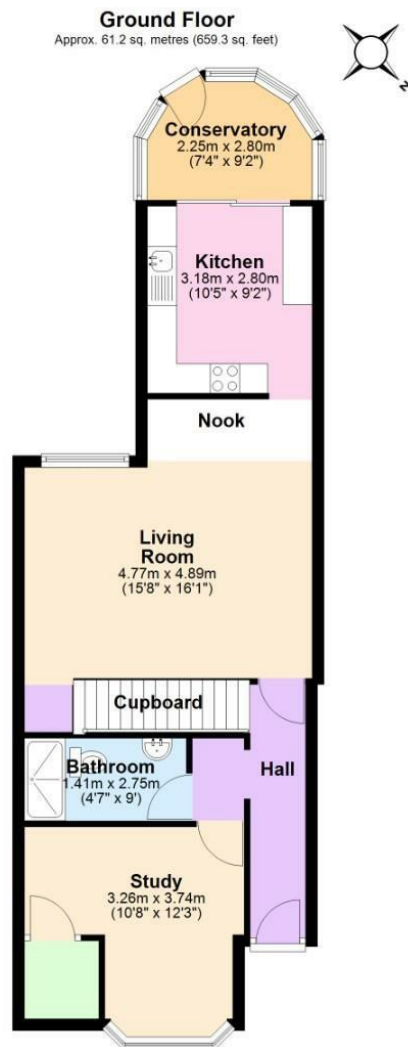
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Blackfordby. Situated close by to numerous amenities such as a local primary school, not to mention being a short drive from Woodville and Swadlincote where there are local shops pubs and restaurants. Blackfordby also has excellent transport links via the A511 and the A42 making this property perfect for first time buyers or a growing family.

Ground floor accomodation comprises an entrance hall that leads into the main reception room and study area which overlooks the front aspect. The living room is a great size with a window to the rear elevation flooding the room with natural light and has more than enough room for the family. Situated to the rear off the living room is the kitchen which has integrated appliances such as an oven, hob and extractor fan along with more than enough room to add further freestanding appliances which furthermore leads into a conservatory area which grants access to the garden. The ground floor also boasts a downstairs shower room consisting of a walk in shower along with a wash basin and WC.

To the first floor there are three well proportioned double bedrooms. The master bedroom benefits from a large window to the front elevation and over stair cove storage. Bedroom is a further double and bedroom three sits at the back of the property over the kitchen. All three bedrooms share a further three piece shower room.

Facing the property there is ample off street parking via a double driveway and to the rear the garden has a patio area to start off from the conservatory which steps up to a neatly kept lawn with a stoned path to the right hand side leading down to a decking area to the rear aspect providing space for summer seating.





Total area: approx. 122.4 sq. metres (1317.3 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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