



10 Middleton Close

Blackfordby | DE11 8GT | Guide Price £250,000

ROYSTON  
& LUND

- Guide Price of £250,000 - £260,000
- Ample Size Living Room
- Ground Floor WC
- Bathroom Including Separate Shower
- Off-Road Parking Available
- Three Bedroom Semi-Detached
- Integrated Kitchen Appliances
- Principal Bedroom with Fitted Wardrobes
- South-Facing Garden
- Freehold Property / EPC Rating - B / Council Tax Band - C





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Royston and Lund are delighted to bring to the market this three-bedroom semi-detached home. Welcomed through an entrance hall into a spacious and cosy living room, enhanced by neutral wall panelling and a real sense of space.

To the rear, the modern kitchen features integrated appliances including a fridge-freezer, oven and microwave, with a washing machine included in the sale. Neutral cabinetry, stylish tiling and worktops create a clean, contemporary feel, while French doors and large glazed panels flood the room with natural light and provide direct access to the south-facing garden, which offers a pleasant mix of patio and lawn. The Property can also be accessed via a side gate.

A useful WC is ideally located at the midpoint, completing the ground floor layout.

Upstairs, to the rear, the full-width main bedroom benefits from fitted wardrobes and further wall panelling. With the remaining two bedrooms, located to the front. The family bathroom is modern in design and includes a separate shower.

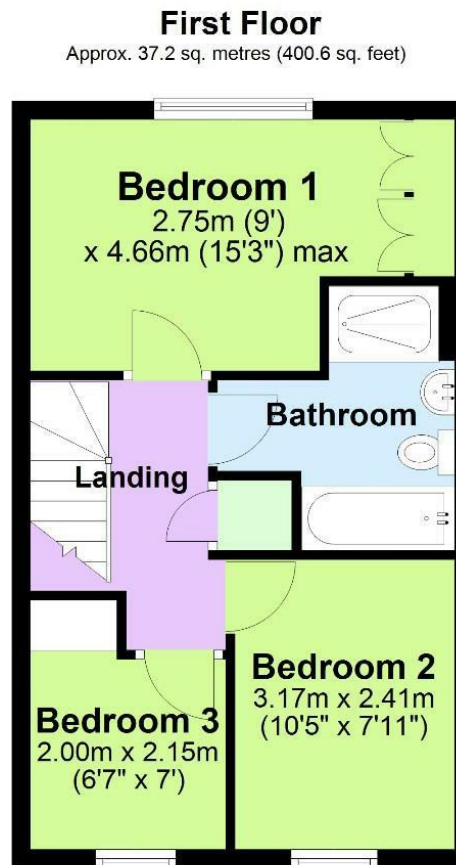
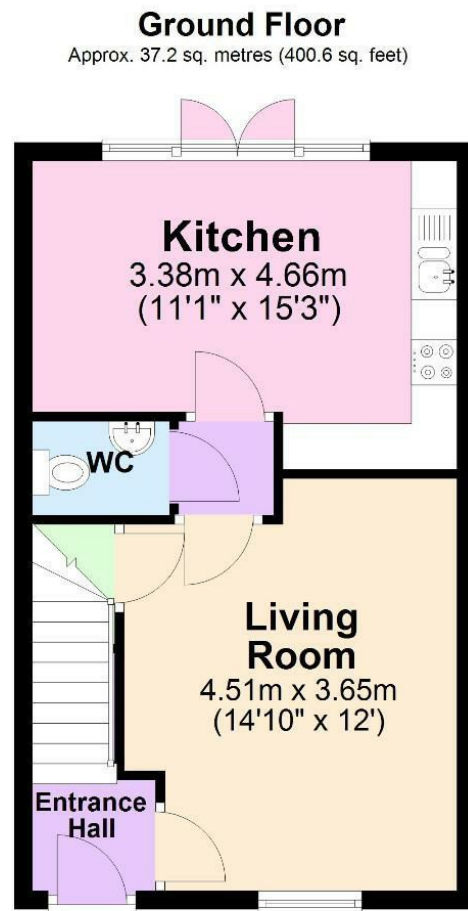
To the front of the property, there is off-road parking available for two vehicles and a charging point also included in the sale.

This property is close to Blackfordby St Margaret's Church of England Primary School, with secondary schooling available nearby at The Pingle Academy in Swadlincote. It is also in the catchment for Ashby Schools. The village also offers a pub, church, village hall and countryside walks, while Swadlincote town centre provides a wider range of shops, leisure facilities and transport links.

**\*\* Annual Maintenance Charge Applies \*\***

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Total area: approx. 74.4 sq. metres (801.3 sq. feet)



**EPC**

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>97</b> |
| (81-91) <b>B</b>                                                | <b>84</b> |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

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.

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