



**33 Winfield Way, Blackfordby, Leicestershire.  
DE11 8GN**

**£340,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

### Spacious Three-Bedroom Detached Home with Stunning Views & Additional Parking

This immaculately presented three-bedroom detached home, built by Davidsons in 2021, is situated on a desirable corner plot in the sought-after village of Blackfordby. This highly desirable "Ford" house type offers generous living spaces, high-specification upgrades, and breathtaking views over the balancing pond.

The property features three double bedrooms, providing ample space for family living. It also benefits from a beautifully maintained walled garden, offering a private and stylish outdoor space, perfect for relaxation or entertaining. Additional advantages include extra parking and a single garage with power and lighting.

Blackfordby is ideally located just a mile northwest of Ashby-de-la-Zouch, offering the perfect balance between village life and outdoor pursuits within the National Forest. With its charming community feel and easy access to local amenities, it provides an excellent setting for modern family living.

EPC Rating B | Council Tax Band D

## FEATURES

- Popular Village of Blackfordby
- Located on Davidsons Spires View Development
- Corner Plot with Garage & Driveway
- Three Double Bedrooms - En-Suite to Master
- Several Upgrades Throughout this Home
- Living Room with Triple Aspect & Great Views
- Separate Utility Room & WC
- Southerly Facing Garden
- Remaining NHBC Warranty
- EPC Rating B Council Tax Band D



## ROOM DESCRIPTIONS

### Entrance Hallway

2.02m x 2.29m (6' 8" x 7' 6") Upon entering the property, you are welcomed into a bright and spacious entrance hallway featuring laminate flooring, a smoke alarm, pendant lighting, and a storage cupboard. Stairs lead to the first-floor landing, with doors providing access to the kitchen, lounge, and ground floor WC.

### Kitchen Diner

2.98m x 5.45m (9' 9" x 17' 11") The kitchen and dining area is beautifully fitted and immaculate, boasting upgraded appliances, including a new Zanussi fridge freezer, dishwasher, full-width gas hob with an upgraded extractor fan, and an AEG double oven. The kitchen is enhanced by a stainless steel drainer sink, dual aspect windows, and double French doors that open onto the patio area. With Amtico flooring throughout, this light and airy south-facing space offers a perfect dining and sitting area, with a door leading to a separate utility room.

### Utility Room

2.02m x 1.58m (6' 8" x 5' 2") The utility room houses the wall-mounted gas central heating boiler and consumer unit, along with a work surface featuring matching upstands. There is space and plumbing for a washing machine and tumble dryer, a UPVC double-glazed frosted window to the side aspect, and an under-stairs storage cupboard, all complemented by laminate flooring.

### Ground Floor WC

The ground floor WC is fitted with a low-flush WC, a wash basin with part-tiled walls, an extractor fan, and integrated spotlights.

### Sitting Room

3.18m x 5.46m (10' 5" x 17' 11") The sitting room is spacious and bright, benefiting from triple aspect windows which includes a bay fronted window that offers views of open space and allows for ample natural light. The room is complete with a cream carpet, media sockets, and two double-panel radiators, making it a warm and inviting space for relaxation.

### First Floor Landing

Moving upstairs, the first-floor landing is generously sized and provides access to the roof space. A UPVC double-glazed window to the side aspect allows in natural light, while a storage cupboard and radiator complete the area.

### Bedroom One

3.00m x 3.59m (9' 10" x 11' 9") The master bedroom is an excellent size and benefits from south facing natural light pouring into the room and features fully fitted wardrobes with internal accessories, a radiator, and a cream carpet. A queen-size bed currently occupies the space and pendant lighting adds a soft touch.

### En-Suite Shower Room

The en-suite shower room is spacious and well-presented, featuring a low-flush WC, wash basin, and a double shower with additional tiling. The space is finished with laminate flooring, a UPVC double-glazed frosted window to the side aspect, integrated spotlights, and an extractor fan.

### Bedroom Two

3.39m x 2.57m (11' 1" x 8' 5") The second bedroom is a large double room, benefiting from views of the landscaped greenery to both the front and side aspects. It includes fully fitted wardrobes with internal accessories and a cream carpet.



## ROOM DESCRIPTIONS

### Bedroom Three

3.39m x 2.81m (11' 1" x 9' 3") The third bedroom is also a double, with stunning views to the front aspect, a radiator, fully fitted wardrobes, and a cream carpet.

### Family Bathroom

The family bathroom is well-equipped with a white three-piece suite, including a low-flush WC, pedestal wash basin, and a bath with a shower over, complemented by a glass shower screen. The space features three-quarter tiled walls, Amtico flooring, an extractor fan, and integrated spotlights, along with a UPVC double-glazed frosted window to the side aspect.

### Garage

5.19m x 2.75m (17' 0" x 9' 0") The detached garage features an up-and-over door and benefits from electric lighting and power supply, making it a practical addition to the property.

### Outside Space

Externally, the property sits on a corner plot, with a laid-to-lawn garden that wraps around the rear of the garage. A secure timber panel gate provides access to the extra-large driveway, offering ample parking.

### Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 8mbps, superfast 80mbps and Ultrafast 1000mbps. Mobile signal strengths are medium for EE, Vodafone and O2 and low for Three.

PLEASE NOTE: There is an annual estate charge for management of the green spaces payable to Meadfleet Ltd. The 6-month charge is currently £113.76 (bi-annual payment).

### Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







# FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	