



2 Barnes Lane, Blackfordby

Guide Price **£315,000**

 **HORTONS**



## 2 Barnes Lane

Blackfordby, Swadlincote

Situated on the **highly desirable Mary's Meadow development**, built by **Owl Homes in 2024**, this well-appointed three-bedroom detached residence enjoys a **prime edge-of-development position** with attractive green frontage. The property occupies a particularly **peaceful and prominent setting**, overlooking the pond, children's play area and open fields beyond.

The accommodation includes a **generous bay-fronted lounge**, a **high-specification, fully fitted kitchen**, and three well-proportioned bedrooms, the principal bedroom benefitting from an **en-suite shower room**. Externally, the property offers a **walled private rear garden**, along with a **detached garage and driveway parking**, completing this exceptional home set within one of the quietest locations on the development.

**Briefly comprising:** Entrance hall, WC, lounge, dining kitchen, three bedrooms, master bedroom with en-suite, family bathroom, private sunny garden, detached garage with driveway.









STREET  
2 Barnes Close

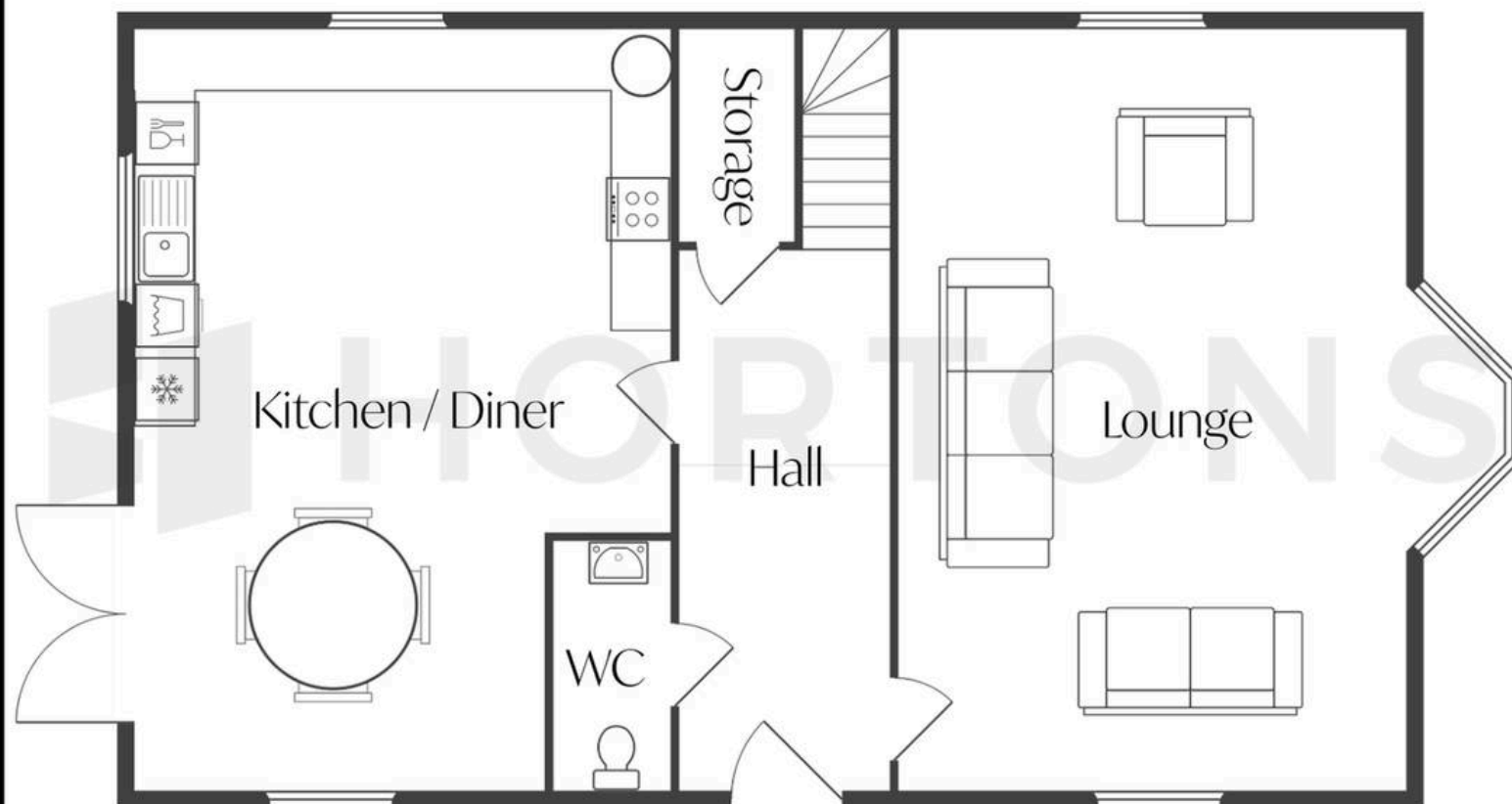
LOCATION  
Blackfordby



LISTING AGENT  
Charlotte Poulton  
07599214969

This floor plan is intended as a guide to layout. Any measurements quoted are approximate. Not to scale.

Ground Floor







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First Floor

