



Steeple View Lane

Appleby Magna

- Beautifully presented bay fronted family home
- Three double bedrooms and a separate family bathroom
- Private driveway and detached garage
- Open-plan family kitchen
- En suite and fitted wardrobes to main bedroom
- Landscaped rear garden to include seating terraces
- Located in the popular village of Appleby Magna
- EPC Rating B / Council Tax Band C / Freehold

General Description

Alexanders of Ashby-de-la-Zouch offer to the market a beautifully presented bay fronted family home with a private driveway, detached garage and delightful gardens, constructed as part of a small exclusive development in the highly sought-after village of Appleby Magna.

Accommodation

The property was built to an exacting and high specification by Mulberry Homes in 2017, built in Victorian proportions, boasting 1,270 square feet of internal living space laid across two floors comprising in brief: Entrance hall, W.C, spacious sitting room with bay window to front, and an open-plan family kitchen with two sets of French doors leading out onto the rear seating terrace and garden.

Upstairs are three double bedrooms and a separate family bathroom. The main bedroom is to the rear and has modern en suite facilities and a bank of fitted wardrobes.

External

Outside the property is set behind low maintenance front gardens. There is a generous private driveway to the left hand side with off-road parking for two/three vehicles and an oversized detached garage that has a second pedestrian door into the garden.

The deceptive rear garden offers a good degree of privacy and is landscaped to include seating terraces, borders and a central lawn.



Location

The property is located in the popular village of Appleby Magna. There is a village school, pre-school, nursery, two popular pubs and a local butcher, as well as other local businesses. The village is situated within easy reach of the market towns of Ashby-de-la-Zouch and Market Bosworth, as well as road links to the major cities of Birmingham, Nottingham, and Leicester via the M42 and M1 motorways.

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.

Tenure

Freehold. Annual Maintenance charge to Green Belt Group £398.75

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

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.

Money Laundering

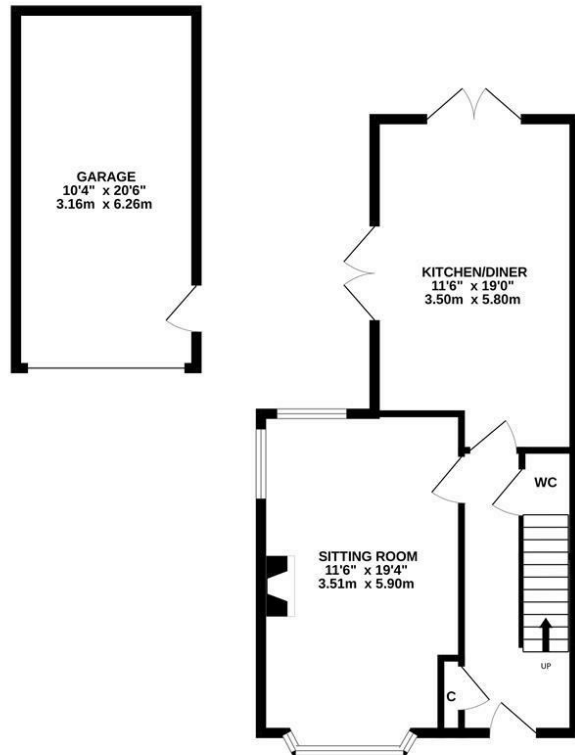
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

General Note

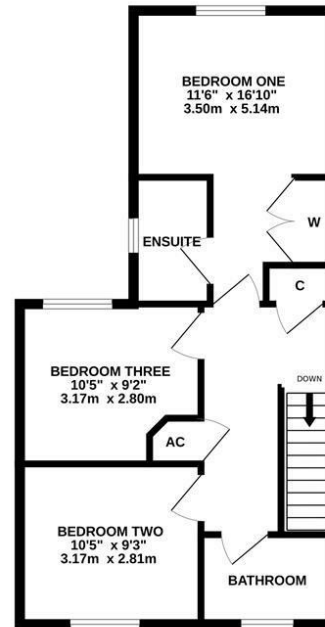
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection 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.



GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

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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Alexanders
MarketMakers.