



## St. Helens Lane

Appleby Magna

Price Guide £400,000





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**Tenure**  
Freehold

## Accommodation Details:

An attractive DETACHED house located in a quiet cul-de-sac in the sought after village of Appleby Magna. With FOUR double bedrooms and an ensuite this property also has a car port providing off road parking for at least 2 vehicles.

## External and Approach

With a carport to the left-hand side of the property, allowing parking for at least two cars along with access to the garden. This is a stunning house set back from the road with a small gravel bordered lawn section. Entrance into this property is along a sandstone path and through a black composite door with glass panel, silver handle, silver letterbox and spy hole.

## Entrance Hallway

6'11" x 6'4" (2.11 x 1.94)

As you enter the property; you come into a large hallway with wood effect vinyl flooring, decorated in white with a pendant lamp, smoke alarm and radiator. This area branches off to the living room, cloakroom, stairs and kitchen diner.

## Kitchen / Diner

15'9" x 9'5" (4.82 x 2.89)

You are greeted by a large kitchen in which is located to the rear of the property providing you with the view of your garden, this room has been decorated to a nice standard with white walls and to the floor with have the continuous grey laminate effect vinyl. With warm taupe glossy wall and base units with chrome handles and white plinths and kickboards. Above is a light walnut square edge worktops with splashback and a stainless steel sink and a half. There is a built-in AEG double oven with four burner gas hob and stainless steel splashback with AEG extractor fan. There is space for a free standing fridge freezer, utility appliance, and plumbing for a dishwasher.

## Living Room

22'2" x 9'8" (6.76 x 2.97)

The lounge is a superb sized room with a window to the front elevation and patio doors leading outside to the garden. This room is naturally bright and has been decorated neutrally with

white painted walls and hard laminate to the flooring. There is also two radiators and a TV point.

## Downstairs Cloakroom

5'10" x 2'11" (1.79 x 0.89)

With the flooring continuing from the hallway and white painted walls, this convenient space which houses a wall mounted WC with dual flush and small oval basin with chrome mixer tap. There is also an extractor fan, window with privacy glass and a radiator.

## Stairs & Landing

With carpeted beige carpets and a white painted hand rail leading to the first floor. This is an extremely spacious landing with carpet to the flooring and white painted walls. You shall also find; the loft hatch (partially boarded), doors leading off to all the individual bedrooms and bathroom, a smoke detector and a cupboard which is currently used as a walk in wardrobe with shelving and rails.

## Bedroom One

This comfortable size bedroom is located to the front aspect of the property providing views of the village and beyond. Currently with a king size bed, allowing plenty of space for additional furniture and also has built in wardrobes. This room has been decorated in soft white with a grey panelling feature wall and neutral tone carpets to the flooring. To the right hand-side is access leading into the ensuite.

## Ensuite

6'7" x 8'9" (2.01 x 2.68)

The shower ensuite situated just off bedroom one and comes with a double fitted shower cubicle with glass sliding doors. There is also an oval basin with chrome mixer tap and a dual flush WC. Decoration wise this room is rather neutral with tile effect vinyl to the floor which complements the earthy tones of the tiles to the wall. There is a window fitted with privacy glass and an an extractor fan fitted to the ceiling.

## Bedroom Two

12'4" x 9'10" (3.78 x 3.00)

Another generous size double bedroom located to the front aspect of the property, this is a comfortable size bedroom which currently has fitted wardrobes. This room has been decorated in a deep blue with decorative jungle animal featured stickers.

Tel: 01530 271313

### Bedroom Three

13'1" x 6'6" (4.01 x 1.99)

This is a comfortable double bedroom located to the rear side of the property providing a view of the lovely maintained garden, decorated in white with the same carpets following through. There is one radiator, built in storage unit and one light fitting.

### Bedroom Four

10'1" x 9'1" (3.09 x 2.77)

This is a cosy double bedroom located to the rear aspect with the view of the garden. This room is currently used as an office and has been neutrally decorated with carpet to the flooring. There is one radiator.

### Family Bathroom

This three piece white bathroom suite is located to the rear side of the property with a large privacy window and grey vinyl to the flooring. With a full size bath with beige tile surround, an oval basin with chrome mixer tap with tile splashback and a dual flush WC. There is one radiator and an extractor fan.

### Dressing Room

6'0" x 3'11" (1.84 x 1.21)

This walk in wardrobe space is very convenient providing further storage space and is located to the very end of the landing.

### Outside Space

This South East facing garden provides a private, secluded lawn along with flower borders, mature shrubs and a slatted patio providing an ideal seating area for socialising. There is a good size wooden shed providing further storage space. There is also an outside tap, electric socket and a wooden gate providing access to the car port.

### Local Authority & Council Tax Band

Band E

North West Leicestershire District Council

### Post Code For Sat Navs

DE12 7DF

### Property To Sell?

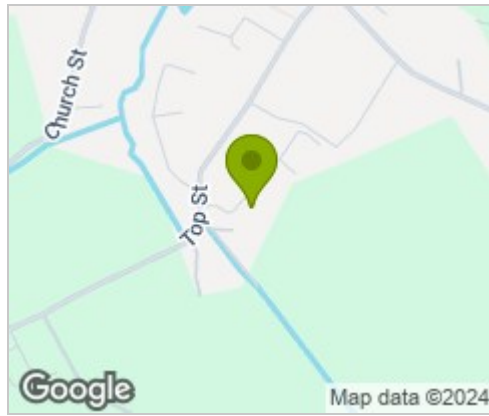
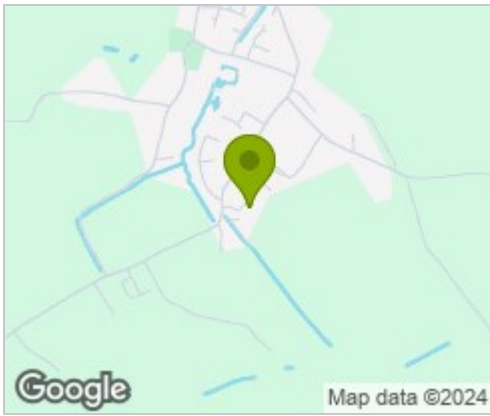
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

### Out Of Hours Contact Arrangements

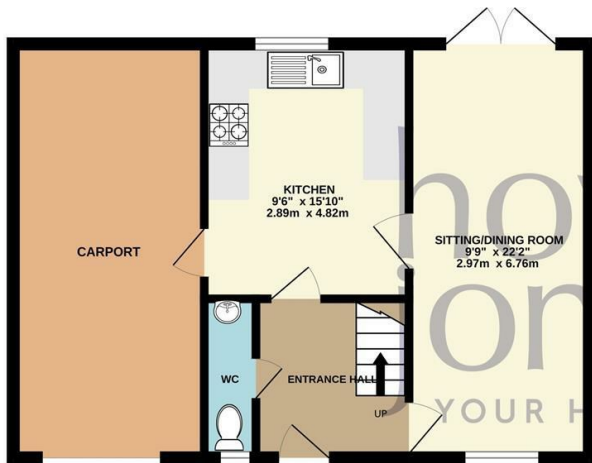
You can email us via our website, or you can 'Live Chat' via our website 24/7



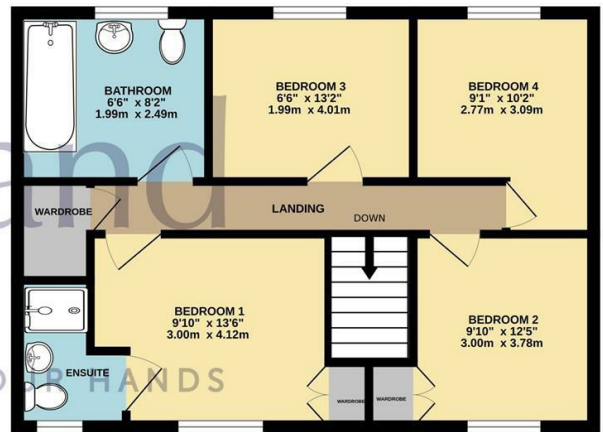




GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130sq.ft. (105.0 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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**Council Tax band: E. Tenure: Freehold**

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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