



## St. Michaels Drive

Appleby Magna

Asking Price £330,000



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Tenure  
Freehold

## Accommodation Details:

Presenting this charming and characterful three-bedroomed property with both landscaped front and rear gardens. Ideally suited for family living the property offers an abundance of open plan living accommodation, expect to find; Entrance Hall, WC, sitting room with a large window and a featured gas fire fireplace, beautiful dining room with the outlook of the landscaped rear garden, a modern open plan kitchen diner, and driveway providing off road parking, this property really does have it all.

## Entrance and Approach

The property is set back behind a private footpath and has a generous front garden which is mainly laid to lawn with mature shrub borders, a patio area with Cotswold stone chipping providing the perfect setting capturing the afternoon sunshine, and a paved path with steps leading to the front door. The path continues down the right hand side of the property to the rear garden. There is also a side gate to the left hand side which is currently used for extra storage and allows another access to the rear garden. Protecting the front door is a small recessed porch with an attractive security light and a white composite door with windows either side.

## Entrance Hallway

Once inside the property you are greeted by a bright and spacious entrance hallway with carpet to the flooring, stairs off to the first floor accommodation, WC located underneath the stairs, recessed storage beneath stairs and one radiator.

## Sitting Room

13'1" x 12'4" (3.99 x 3.78)

To the front of the property is a stunning and welcoming square shaped reception room with a featured gas fireplace with an oak effect surround, marble backdrop and matching marble hearth, a large window enhancing this room with a gorgeous outlook to the front aspect allowing plenty of natural light, a TV aerial point and one radiator.

## Kitchen

10'4" x 8'0" (3.15 x 2.46)

This is a spacious kitchen with sandstone coloured ceramic floor tiles and a range of modern cream units with brushed steel bar handles, marble effect composite worktops and stylish beige wall tiles above. Fully integrated appliances include; a fridge, freezer, 'Bosch' four ring gas hob, single electric oven and an stainless steel extractor hood. There is a circular stainless steel sink with hot and cold mixer tap above, integral

recess and plumbing for dishwasher, integral recess and plumbing for washing machine, a window to the rear aspect and a patio door leading out to the rear garden.

## Dining Area

11'1" x 8'7" (3.4 x 2.64)

Leading from kitchen, you have a lovely dining area which currently has a table and chairs seating for six. There are two double glazed UPVC windows with the view of the beautiful private garden.

## Dining Room

11'1" x 8'7" (3.4 x 2.64)

A superb and stylish room is positioned to the rear of the property and is a great space for entertaining. This room is accessed via a white half glazed door, carpet to the flooring, neutrally decorated with a feature wall, coving to the ceiling, ceiling light point, radiator, UPVC double glazed door leading out to the rear patio, wall sockets, ample floor space for a six seater dining room table.

## Cloakroom

Making full use of the space from the under stairs storage cupboard, this cosy, compacted cloakroom has a WC, tiled surround, obscure UPVC double glazed window to the side, ceiling downlighter, and folding doors to access.

## Stairs & Landing

With a window to the right hand aspect and an access hatch to the loft space which we have been informed is partially boarded with pull down ladder and light, the loft houses the Worcester Classic 34CDi gas boiler. There is also a handy airing cupboard providing further storage space.

## Bedroom One

13'1" x 10'9" (3.99 x 3.3)

A generous size stunning double bedroom positioned to the front of the property with a large window enhancing the view of the front garden and providing the room with plenty of natural light. This room has fully fitted wardrobes providing both shelving units and hanging rails with laminated timber doors, carpet to the flooring, a TV aerial point, one central heating radiator and a door leading into the recently added ensuite.

## Ensuite

9'10" x 2'9" (3.02 x 0.86)

The en-suite has recently been fitted by the current home owners. This ensuite comprises of a coupled WC, slimline hand wash basin with toiletry storage beneath and vanity mirror over with inset complementary lighting surround, walk-in shower unit with waterfall shower head and a detachable hose, tiled surround and glass side screen, remote control

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double glazed 'Velux' window over which incorporates a self closing rain sensor, stainless steel wall mounted heated towel rail, twin ceiling to floor mosaic feature tiles, natural stone tiled flooring, and two ceiling downlighters.

#### Bedroom Two

9'10" x 8'9" (3.02 x 2.67)

Bedroom two is another fabulous space with windows looking out to the rear of the property. This is a very large double bedroom allowing plenty of space and light through. With a light cream carpet to the flooring, this room has decorated with neutral tones and has one feature wall.

#### Bedroom Three

7'8" x 6'5" (2.36 x 1.98)

This beautiful bedroom is located to the front aspect of the property with a large window providing the room with plenty of natural light. This is a great size single bedroom with enough space for a set of drawers a wardrobe. You will also find; carpet to the flooring, neutrally painted walls and an over stairs storage cupboard offering hanging rail and shelving unit.

#### Family Bathroom

5'6" x 8'7" (1.7 x 2.62)

This modern three piece suite comprises of a; floating vanity unit with hot and cold mixer tap over and two storage drawers below, close coupled WC, panelled bath with hot and cold mixer tap and a 'Gainsborough' shower with full height tiled surround and glass screen. You'll also find; tiled flooring, ceiling to floor tiling, UPVC

double glazed window with privacy glass to the rear, ceiling down lighters with adjustable mood lighting set around, extractor fan and a stainless steel wall mounted heated towel rail.

#### Outside and Garden

The rear garden enjoys a wonderful private setting with beautiful, landscaped garden with numerous shrubs and mature borders. A seating patio area is located directly to the right hand side of the property with access from patio door out from both the kitchen and French doors leading from separate dining room. There is then a path leading to the very end of the garden with the lawn positioned centrally and here you will find a timber shed offering outdoor storage spaced and a pedestrian gate leading to the driveway parking.

#### Post Code For Sat Navs

DE12 7BG

#### Local Authority & Council Tax Band

Band C

North West Leicestershire District Council

#### Out Of Hours Contact Arrangements

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

#### 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.





GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.0 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: C. 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>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>68</b> | <b>80</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 |

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