

# SUPERIOR HOMES

# ROYSTON & LUND



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# 2 Black Horse Hill

| DE12 7AQ

Guide Price £700,000

Guide Price £700,000 - £730,000

Royston & Lund are proud to present this immaculately presented, extended detached house situated in the picturesque village of Appleby Magna. The property is situated within a quiet location with amenities nearby including the village pub, commuting links via the A42 and easy access to the historic market town of Ashby-de-la-Zouch.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodations. To the left hand side there is a door to a utility room which benefits from double Belfast sink and full height storage cupboards. The lounge/diner is L-shaped and benefits from being triple aspect via the bay window, side window and the French doors. The lounge/diner also includes a log burner. Following on from the lounge/diner there is a versatile reception room which currently acts as a hobby/play room and includes a built-in storage cupboard.

The breakfast kitchen is the heart to the property. Its superb layout seamlessly connects the kitchen and living area, creating an ideal space for family meals or entertaining guests. The kitchen benefits from lovely units which are complemented by sleek countertops and appliances including an AGA cooker. Another stand out feature is the benefit of a separate pantry room which has worktops, drawers and open shelving. There is also a WC.

To the first floor, you'll find 5 well-proportioned bedrooms. The main bedroom is well-designed, featuring fitted wardrobes. This leads to a contemporary en suite shower room, complete with a walk-in shower, WC, and a stylish vanity unit and fitted wardrobes. A further bedroom benefits from an en-suite shower room/WC. and fitted wardrobes. The other bedrooms benefit from a family bathroom.

Outside, there is ample parking and an integral garage. Gated side access leads to delightful gardens perfect for summer entertaining, featuring two patios, 2 pergolas, a garden shed, with a charming painted summer house.







- Guide Price Range £700,000 - £730,000
- Extended Detached Family Property In Appleby Magna
- Five Bedrooms, Two with En-suites
- Superb Kitchen with Breakfast Area
- Large Lounge/Dining Room
- Family Bathroom and Downstairs WC.
- Generous Plot with Summer House
- Far Reaching Views Over Fields and Countryside
- Freehold - EPC Rating C
- Council Tax Band D







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Appleby Magna, a picturesque village nestled in the heart of Leicestershire, captivates with its timeless charm and rich history. Characterized by quaint cottages, historic buildings, and lush greenery, Appleby Magna offers a serene escape from the bustle of modern life.

Steeped in history, the village boasts several well-preserved landmarks, including the Grade I listed St. Michael's Church and the medieval Appleby Castle ruins, providing a glimpse into its storied past. Residents and visitors alike can explore the village's heritage through its winding streets and scenic countryside.

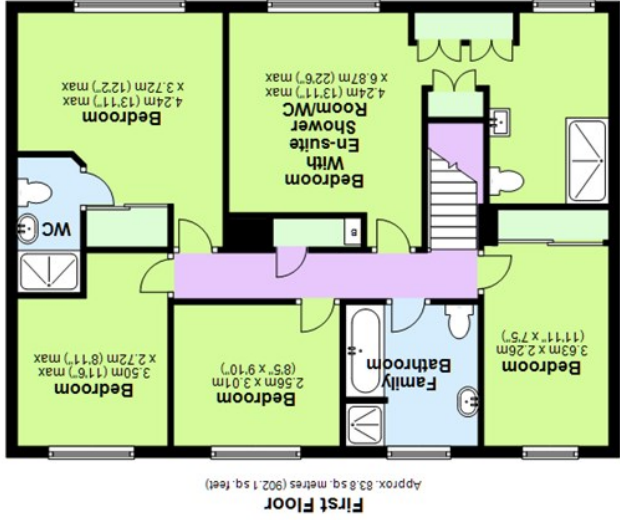
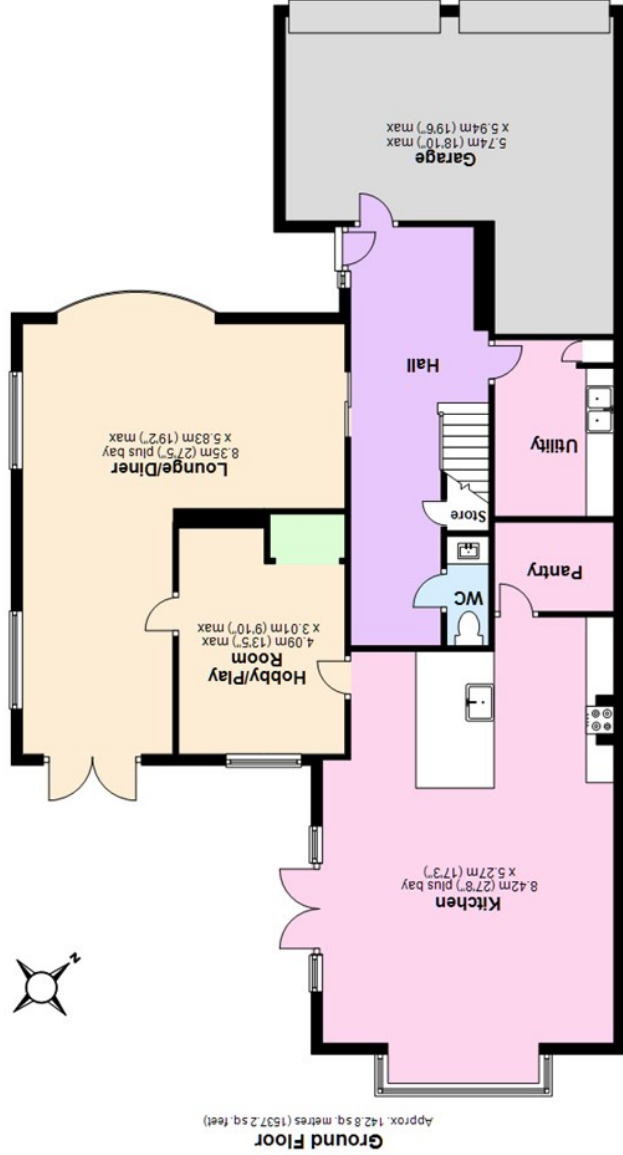
Despite its tranquil ambiance, Appleby Magna is far from isolated. Situated just a short drive from the bustling towns of Ashby-de-la-Zouch and Tamworth, the village enjoys easy access to a range of amenities and services.

Surrounded by idyllic countryside, Appleby Magna offers ample opportunities for outdoor recreation, including walking, cycling, and horseback riding, making it an ideal destination for nature enthusiasts and history buffs alike.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using FloorPlanner.

Total area: approx. 226.6 sq. metres (2439.3 sq. feet)



England & Wales	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Potential	Potential
Current	Current
73	82

EPC

