



4 St. Helens Lane

Appleby Magna | DE12 7DF | Offers In The Region Of £400,000

**ROYSTON  
& LUND**

- Offers In The Region Of £400,000
- Spacious Reception Room With French Doors Leading To The Rear Garden
- Main Bedroom Features An En-Suite Shower Room/WC For Added Comfort
- Detached Property Spanning 1,343 Sq Ft For Generous, Tranquil Living Space
- Freehold - EPC Rating B
- Hallway Provides Access To All Accommodation, Including A Convenient Ground Floor WC
- Four First-Floor Bedrooms Offer Ample Space For The Whole Family
- Additional Bedrooms Benefit From A Family Bathroom With A Three-Piece Suite
- Parking For Two Vehicles And Well-Maintained Enclosed Rear Garden
- Council Tax Band E





Offers In The Region Of £400,000

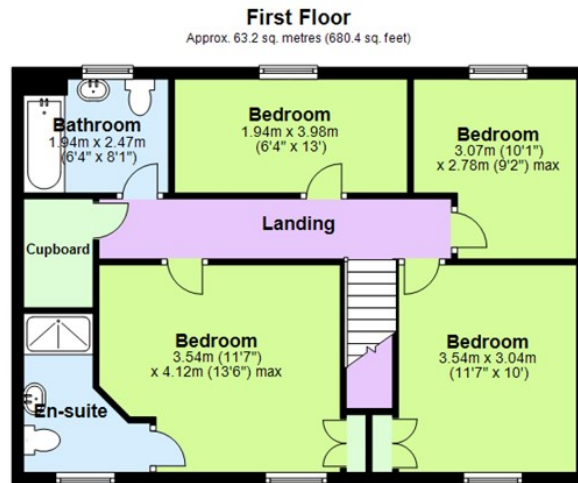
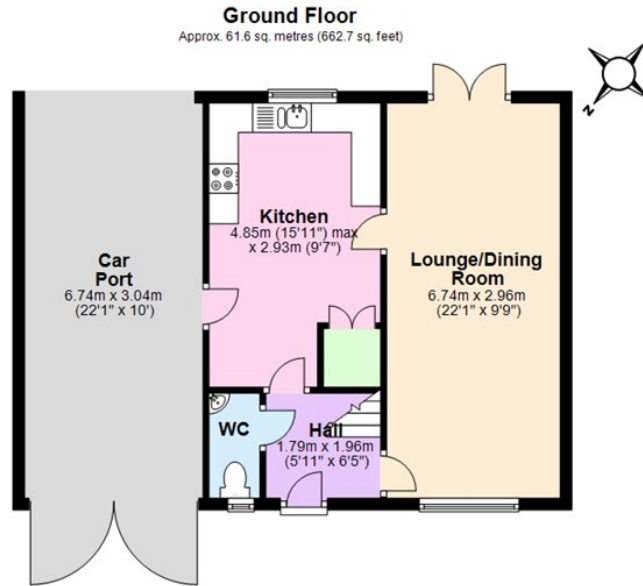
Welcome to this charming detached house located on St. Helens Lane in the picturesque village of Appleby Magna. Appleby Magna offers essential amenities, including a local shop, pub, primary school, and a village hall. The village enjoys scenic walking routes, community events, and easy access to nearby towns, providing a charming, convenient lifestyle in a rural setting.



Upon entering, you are greeted by the hallway which gives access to the accommodation throughout including a WC. There is spacious reception room, perfect for entertaining guests and it features French doors into the rear garden. With four bedrooms to the first floor there is ample space for everyone. The main bedroom is complemented by a convenient en-suite shower room/WC whilst the other bedrooms benefit from the family bathroom which features a three piece white suite.

Spanning across 1,343 sq ft, this property offers a generous living space for you to make your own. The detached nature of the house provides a sense of exclusivity and tranquillity, allowing you to escape the hustle and bustle of everyday life.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot after a long day out. To the rear there is an enclosed rear garden which has been well-maintained by the current vendors.



Total area: approx. 124.8 sq. metres (1343.1 sq. feet)

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 PlanUp.

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.



## EPC

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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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