



51 Church Street

Appleby Magna | DE12 7BB | Guide Price £300,000

ROYSTON
& LUND

- Three bedrooms
- Immaculately Presented
- Downstairs Wet Room
- Excellent Transport Links Via M42
- EPC Rating - D
- End Terrace Cottage
- Open Plan Living
- Low Maintenance Rear Garden
- Amenities Close By
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this immaculately presented three bedroom end terrace cottage in the highly sought after village of Appleby Magna. The property has been refurbished throughout, offering modern open plan living and sits on a lovely quiet road in the centre of the village. Situated with good access to the M42 giving excellent links to Ashby de la Zouch, Nottingham, Birmingham and East Midlands Airport with amenities close by such as pubs, cafes and a local school this property would be a great suit for a growing family.

Upon entry into the property you come into the living room that benefits from a window to the front letting lots of natural light, together with a living flame fire making it cosy for the family. The living room also has stairs providing access to the first floor. Entering into the generous size kitchen area there are integrated appliances such as a four ring hob and an oven/grill, with room to add further freestanding appliances. The kitchen also allows access to the rear garden via French doors. There is a further reception room at the rear that could be used as a second living room or snug or even a fourth bedroom. Leading on from this is a wet room consisting of a overhead shower, WC and wash basin.

To the first floor there are three bedrooms, two of which are generous size doubles containing storage archways for added convenience. The third bedroom is a single bedroom, which can be used as an office. All three bedrooms share a three piece suite bathroom.

To the rear there is a low maintenance spacious bricked garden area consisting of mature potted plants and flower beds as well as outdoor seating which is enclosed by wooden and bricked fence borders.

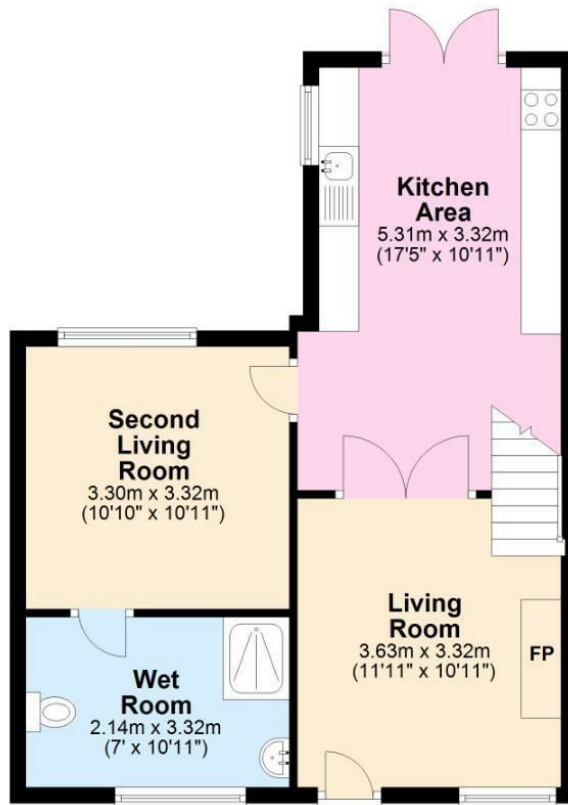


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

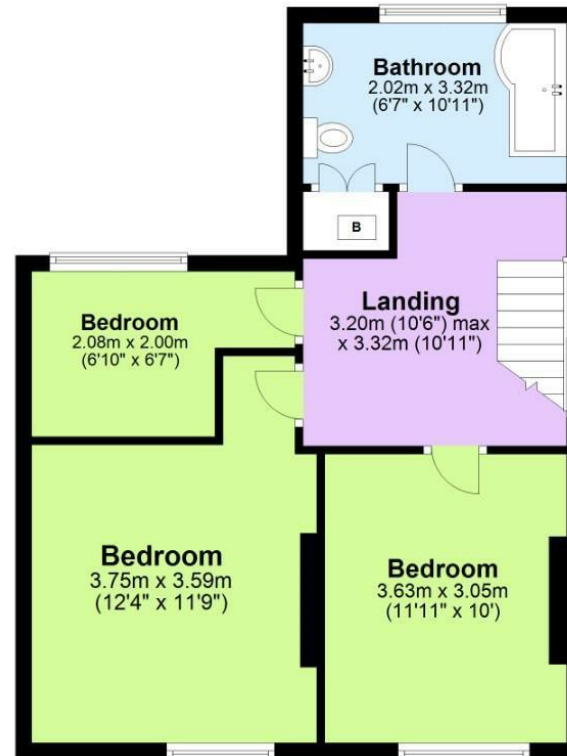
Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.9 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 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.

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