

SUPERIOR HOMES

ROYSTON & LUND



51 Church Street

Appleby Magna | DE12 7BB

Offers In The Region Of £294,000

Sold with No Upward Chain

A beautiful 19th Century end terrace cottage which has been thoughtfully refurbished throughout. The property is located in the quiet village of Appleby Magna with countryside walks close by.

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

On the first floor there is a roomy landing leading to three light, bright bedrooms, two of which are generous sized doubles. The third bedroom is a single which could also be used as an office, dressing room or nursery. The bedrooms share a spacious, modern three-piece suite bathroom.

To the rear there is a spacious low maintenance bricked garden area with mature potted plants and flower beds. The garden is walled with some wooden fencing, providing a private space and a choice of sitting areas to enjoy.

The village primary school is housed within the historic Sir John Moore Foundation, a grade I listed building originally designed by Sir Christopher Wren, which also serves as a vibrant community hub. Here a wide range of community events and activities take place including history café, quizzes, music events, some in the cosy and historic Cellar Bar.





- No Upward Chain
- Three Bedroom End Terrace Cottage
- Immaculately Presented
- Open Plan Living
- Downstairs Wet Room
- Low Maintenance Rear Garden
- Countryside Walks Close By
- Council Tax Band - B
- EPC Rating - D
- Freehold -









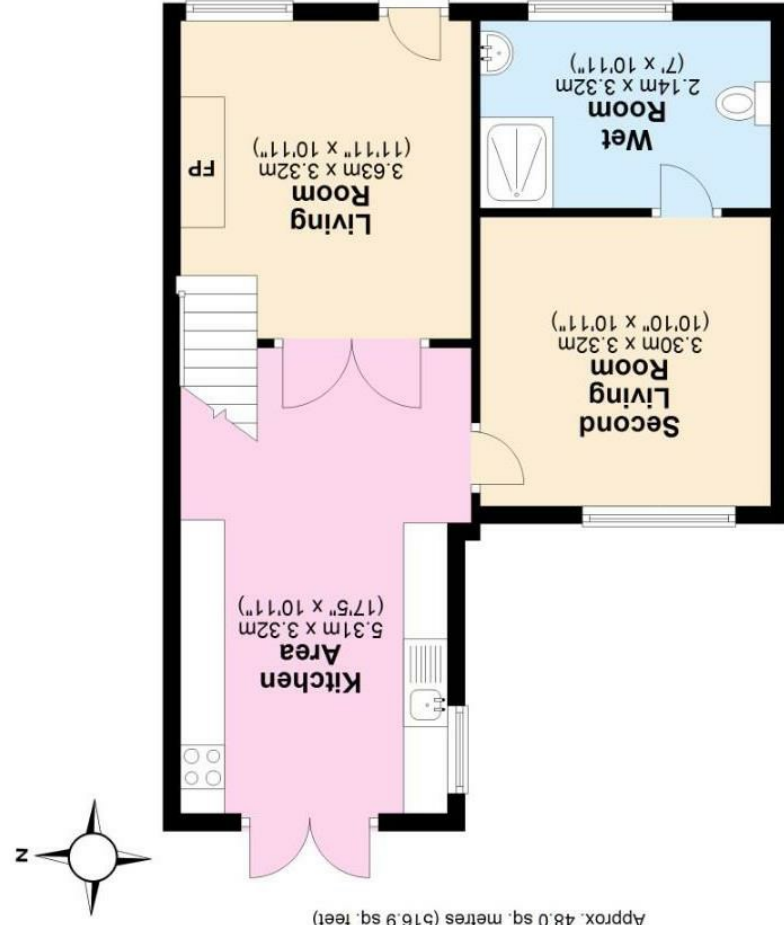


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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.



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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential
(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 CO2 emissions	Current

EPC

