



27 Church Street, Appleby Magna, Leicestershire, DE12 7BB

HOWKINS &
HARRISON

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Appleby Magna,
Leicestershire, DE12 7BB

Offers in excess of: £465,000

Set within the heart of Appleby Magna, this unique three bedroom semi-detached family cottage has much more to offer than meets the eye. Internally the accommodation comprises of two generous size reception rooms and a well presented kitchen with adjoining garden room. To the first floor there are three double bedrooms and two shower rooms. Externally the property really comes into its own with an immaculately presented rear garden complete with Summer House, garage/workshop and outbuildings.

Features

- Character cottage in popular village location
- Two generous reception rooms
- Three double bedrooms
- Extensive and immaculately kept rear gardens
- Fantastic location for commuters
- Viewing highly recommended



Location

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the midlands cities, Birmingham, Coventry, Derby and Leicester. Within walking distance of the property you will find several public houses and the Sir John Moore Foundation school rated outstanding by Ofsted. There is an excellent range of independent schools available further afield including Twycross House, Manor House, Ashby de la Zouch, Dixie Grammar School of Market Bosworth and Repton school. Country pursuits to be enjoyed in the area include walking, horse riding, a water park, golf and tennis. There is also a recently completed marina at Market Bosworth on the Ashby canal. Measham village just 2.2 miles distant has a Medical Unit, Leisure Centre, several convenience stores and other facilities.

Travelling Distances

Ashby de la Zouch - 6.2 miles

Tamworth - 8.4 miles

Leicester - 20.5 miles

East Midlands Airport - 15.2 miles

Birmingham Airport - 22.5 miles



Accommodation Details - Ground Floor

From the front elevation the property opens up in a spacious entrance/dining hall with a feature fireplace. Two doors lead off giving further access to the remainder of the ground floor living accommodation. To the right you will find a second and generous size living room whilst leading off to the rear is a modern fitted kitchen that allows for ample storage and integrated appliances. To complete is an additional garden room that could be used as a further dining space or third reception room.

First Floor

The staircase rises from the reception lounge onto the first floor landing, from here you can access all three bedrooms and the family shower room. The principal bedroom leads from the left and is a comfortable double room and has access to an en suite shower room. Bedrooms two and three are also good sized double rooms and are serviced by a modern three piece shower room.





Outside

Externally the property really does come into its own with the extensive rear gardens that have been cared for to an incredibly high standard. Occupying a plot of approximately 0.33 acres you will find an array of shrubs and borders alongside several different seating areas creating the perfect setting for relaxation or outdoor entertainment. In addition you will also find a detached workshop, greenhouse and pond. In addition you will also find a detached workshop, summerhouse, greenhouse, outbuildings and a pond. A drive provides vehicle access to the rear of the property where there is potential for off road parking.

NB There is a passageway to the right of the property, adjacent to the immediate neighbours. It belongs to the neighbouring property although No 27 has right of access.



A rare opportunity in a sought after village location, viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

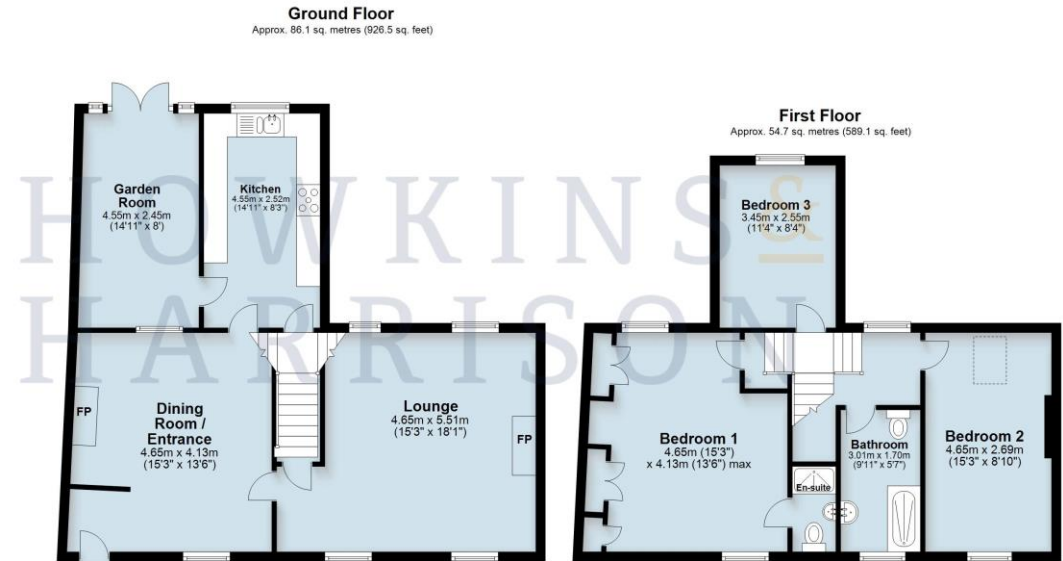
North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - C

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AWAITING EPC



Total area: approx. 140.8 sq. metres (1515.7 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

Howkins & Harrison

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