



6 Hillside, Appleby Magna, Derbyshire, DE12 7AB

HOWKINS &
HARRISON

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Appleby Magna,
Derbyshire, DE12 7AB

Guide Price: £350,000

Occupying an impressive corner plot and finished to an exceptionally high standard, this two bedroom detached bungalow is found within the heart of the popular village of Apple Magna. Immaculate throughout the property benefits from an impressive open plan living/dining/kitchen, snug reception lounge, principal bedroom with dressing area, versatile second bedroom and modern family bathroom. Outside there's ample off road parking with a beautifully landscaped, low maintenance garden. An internal viewing is highly recommended.

Features

- Finished to an exceptionally high standard throughout
- Spacious open plan living/dining/kitchen
- Principal bedroom with dressing area
- Beautifully landscaped rear gardens
- Located within the heart of Apple Magna
- Fantastic position for commuters



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, post office/convenience store and Sir John Moore 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.

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

From the front elevation the property leads directly into a good sized entrance hallway, doors lead off giving access across the one level living accommodation. Overlooking the front of the property is the cosy reception lounge alongside a versatile second bedroom that could be conveniently used as an independent home office/study. Moving throughout you can find a generously sized principal bedroom with its own separate dressing area as well as a modern three piece shower room that services both bedrooms. To complete and a real feature is the immaculately presented open plan living/dining/kitchen, ideal for modern family living, boasting ample storage throughout this room really comes into its own with superb bi-folding doors allowing for versatile accommodation that blends seamlessly to the outdoor living space.





Outside

Heading outside the property offers ample off street parking to the front with a gate that leads from the side giving access into the rear garden. Having been landscaped to a high standard, the rear gardens have been designed for low maintenance and to ensure that they can be used all year round with numerous covered patio areas, summer houses and a versatile store/bar area.



Presented to a high standard and occupying a generous garden plot, this property must be viewed to be appreciated.





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

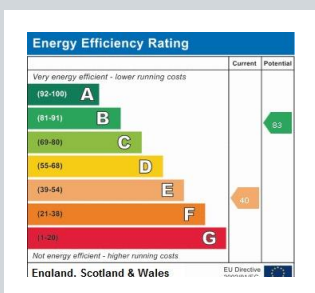
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - C



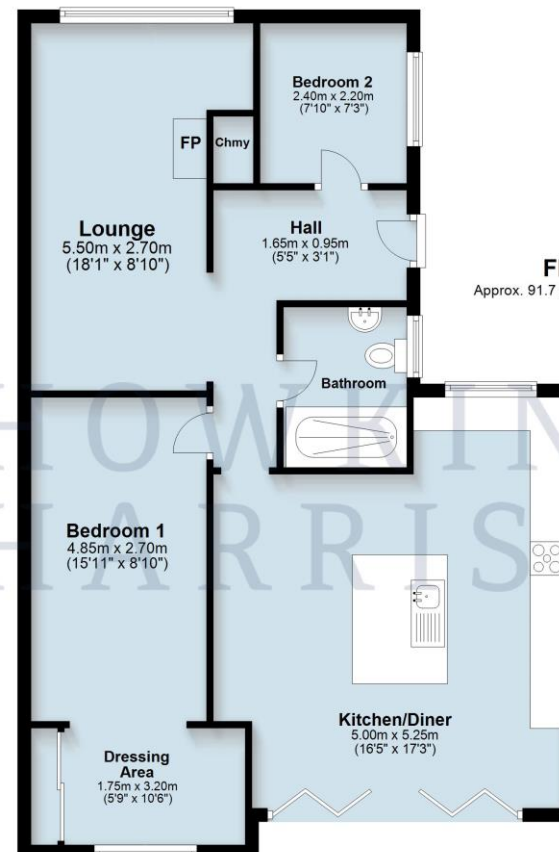
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Total area: approx. 91.7 sq. metres (986.8 sq. feet)

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.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.