



5 Garton Close, Appleby Magna, Derbyshire, DE12 7AU

HOWKINS &
HARRISON

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Appleby Magna,
Derbyshire, DE12 7AU

Guide Price: £650,000

Nestled within a private cul de sac in the sought after village of Appleby Magna, this five bedroom detached family home boasts over 2100sqft of versatile living accommodation arranged over three floors. Across the ground floor the property benefits from two large reception rooms as well as a generously sized kitchen/breakfast room. Heading onto the first and second floors there are five double bedrooms an en-suite shower room and a family bathroom. Externally there is a generous driveway leading to a detached double garage (with lobby and converted office space above), front gardens and a private mature landscaped rear garden. An internal viewing would be highly recommended!

Features

- Impressive five bedroom detached family home
- Two generously sized reception rooms
- Open plan kitchen/breakfast room
- Detached garage with converted office space
- Private enclosed gardens
- Sought after village location
- Close to excellent road networks



Location

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the midland's 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 School, 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 is just 2.2 miles away and 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

Over the gravelled driveway, the property is accessed from a traditional front door and leads directly into an extremely spacious entrance hall with doors leading off to: a cloakroom WC, a spacious dual aspect rear sitting room with a feature fireplace, a bright and airy room with two windows, door to the side and French doors opening onto the garden. To the right of the hallway is the second good size reception room which lends itself to either living or dining areas, again dual aspect with single French door opening onto the patio and double French doors opening onto the garden. To the front of the property is a lovely, fitted kitchen/breakfast room with a good range of eye level and base units, ample preparation surfaces, space for appliances, tiled floor, and French doors to the side patio area. Finally, an adjoining utility/boot room.

First & Second Floors

From the entrance hall the single flight staircase rises onto the galleried landing giving access into three of the five bedrooms as well as the family bathroom. Bedroom one is spacious double room and benefits from its own en suite shower room. Bedrooms two and three are equally good double bedrooms and are serviced by a modern three piece bathroom.

A further staircase leads to the second-floor landing with a large storage area and two further double bedrooms with skylight windows.





Outside

Outside to the front is a generous driveway laid to Cotswold Stone chippings leading to a detached garage, where a door can be accessed from the side elevation giving entry to a lobby and staircase which rises to a spacious room above (currently used as a home office but would serve equally as well as a games room or additional living space).

Moving round to the rear there are wrap around mature landscaped gardens that can be accessed from numerous sets of patio doors and creates the perfect environment for modern family living and outdoor entertainment.



A versatile detached family home located in a desirable village location.





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

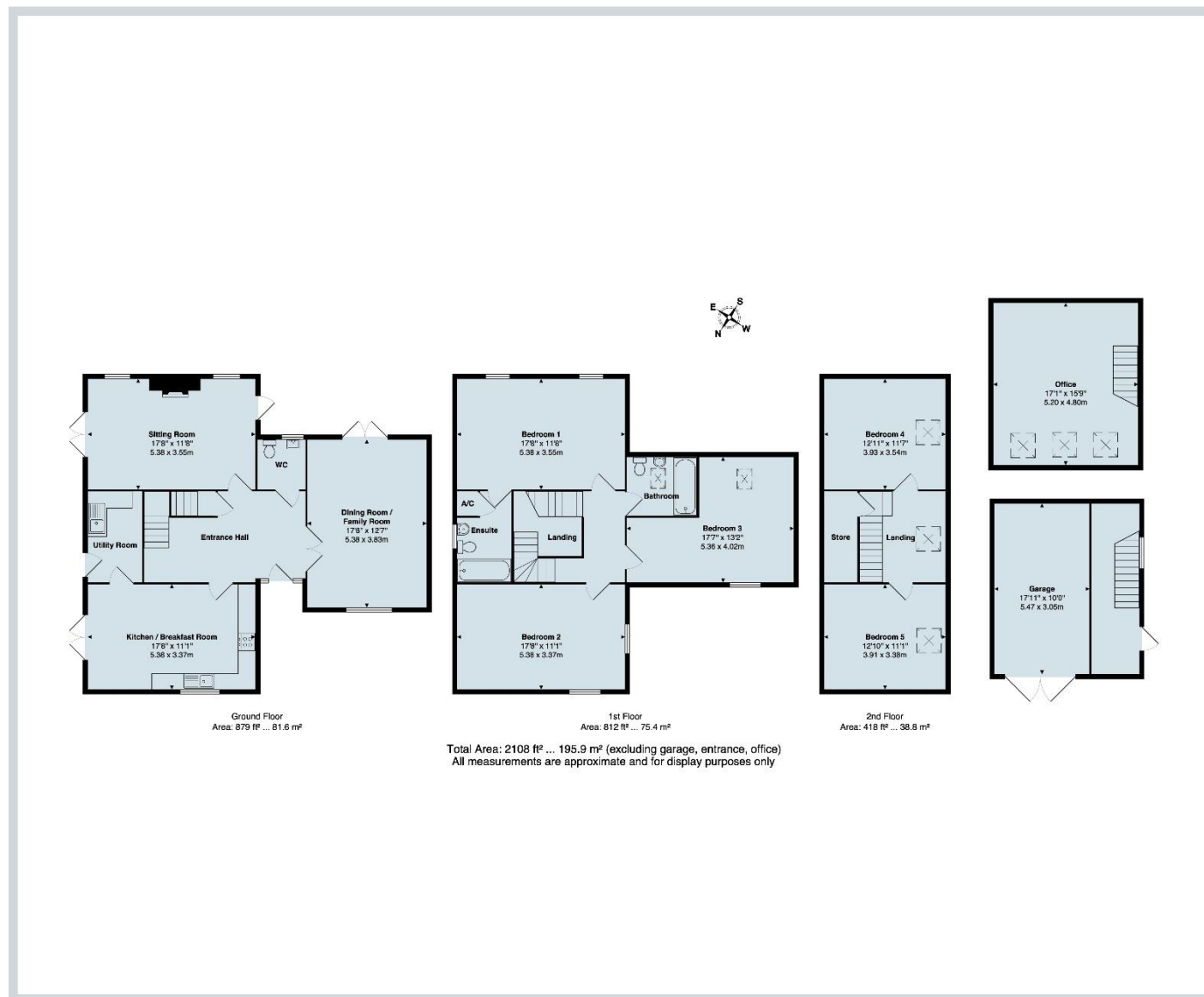
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - G



Howkins & Harrison

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