



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

HOWKINS &
HARRISON

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Appleby Magna,
Derbyshire, DE12 7AU

Guide Price: £625,000

Tucked away in a private cul-de-sac in the desirable village of Appleby Magna, this impressive five bedroom detached family home offers generous living space of over 2,100 sqft arranged across three levels. The property features a spacious annexe above the detached garage, providing ample office space and a welcoming lobby perfect for those who work from home.

On the ground floor, you will find two large reception rooms and a substantial kitchen/breakfast room, ideal for family gatherings and entertaining. The first and second floors host five generously sized double bedrooms, complemented by an en-suite shower room and a family bathroom.

Outside, the property is equally impressive, showcasing a spacious driveway, attractive front gardens, and a beautifully landscaped, private mature garden that envelops the home. Internal viewing is highly recommended to truly appreciate the scale and charm of this property.



Location

The charming village of Appleby Magna in Leicestershire offers an ideal setting with convenient access to the M42 motorway, providing quick links to the major Midlands cities of Birmingham, Nottingham, Derby, and Leicester. Within walking distance, you'll find a selection of welcoming public houses and the outstanding Sir John Moore Foundation Primary School, rated Good by Ofsted.

For families seeking educational excellence, there's a range of independent schools nearby, including Twycross House School and Dixie Grammar School in Market Bosworth. The area is perfect for country pursuits, offering opportunities for walking, horse riding, and recreational activities like golf and tennis. The nearby Ashby Canal is a wonderful asset for leisure activities, providing a scenic route that extends to Snarestone, Shackerstone and ultimately, Market Bosworth

Measham village, just 2.2 miles away, provides further conveniences, including a Medical Unit, Leisure Centre, and various shops, ensuring all your essential needs are easily met. This prime location truly combines rural charm with urban accessibility!



Accommodation Details - Ground Floor

As you approach the property via the gravelled driveway, you're welcomed by a traditional front door that opens into an exceptionally spacious entrance hall. The hallway leads on to the inviting downstairs living areas: To the left, you'll find the large dual-aspect rear sitting room, featuring a charming fireplace, bathed in natural light from two windows. There's a single French door and double patio doors that seamlessly open onto the garden, creating a perfect indoor-outdoor flow. To the right of the hallway is a generously sized second reception room, versatile enough to serve as a second living room and elegant dining space. This room also boasts dual aspect windows, with double French doors leading directly onto the patio and garden. At the front of the property, the lovely, fitted kitchen/breakfast room features ample preparation space and room for appliances. Double French doors open to the side patio and wrap-around gardens. Completing this level there is an adjoining utility/boot room to the kitchen, with a cloakroom WC off the hall. This ground-floor accommodation perfectly blends spaciousness and functionality, ideal for modern family living.

First & Second Floors

Ascending from the entrance hall, a graceful staircase leads to a stunning galleried landing. From here you access three of the five generously sized bedrooms, and the family bathroom. The master bedroom is a spacious double, thoughtfully designed with its own ensuite bathroom, providing both privacy and convenience. Bedrooms two and three are equally impressive, offering ample space and comfort. Both of these bedrooms are light and airy with dual aspects. This level perfectly balances style and functionality, making it ideal for a growing family or accommodating guests. A further staircase ascends to the spacious second-floor landing, which includes a large storage area. This level features two equal sized, characterful double bedrooms. Both feature skylight windows with integral blinds which offer views over the village towards the church. The thoughtful design maximizes space and light, which makes the second floor a comfortable and inviting retreat.





Outside

The property boasts a generous front driveway laid with Cotswold Stone chippings, providing ample space to comfortably accommodate four cars. This area leads to a large, detached garage, which features a side entrance that opens into a generous lobby with a staircase rising to a spacious first floor annexe. Currently utilized as a home office, this versatile space could easily be transformed into a games room or additional living area. Wrapping around to the side and rear, you'll find a very private, beautifully landscaped garden that is both mature and inviting. Accessible from multiple sets of patio doors, the garden creates a perfect setting for modern family living and outdoor entertaining. Whether you're hosting gatherings or enjoying peaceful moments outdoors, this expansive garden offers the ideal backdrop for every occasion.

Features

- Impressive five bedroom detached family home
- Two generously sized reception rooms
- Large kitchen/breakfast room
- Principal bedroom with en-suite bathroom
- Four further double bedrooms and family bathroom
- Detached garage with large office/annexe
- Private enclosed gardens wraps around the property
- Sought after village location
- Commuting distance to Birmingham, Derby, Nottingham and Leicester

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





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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

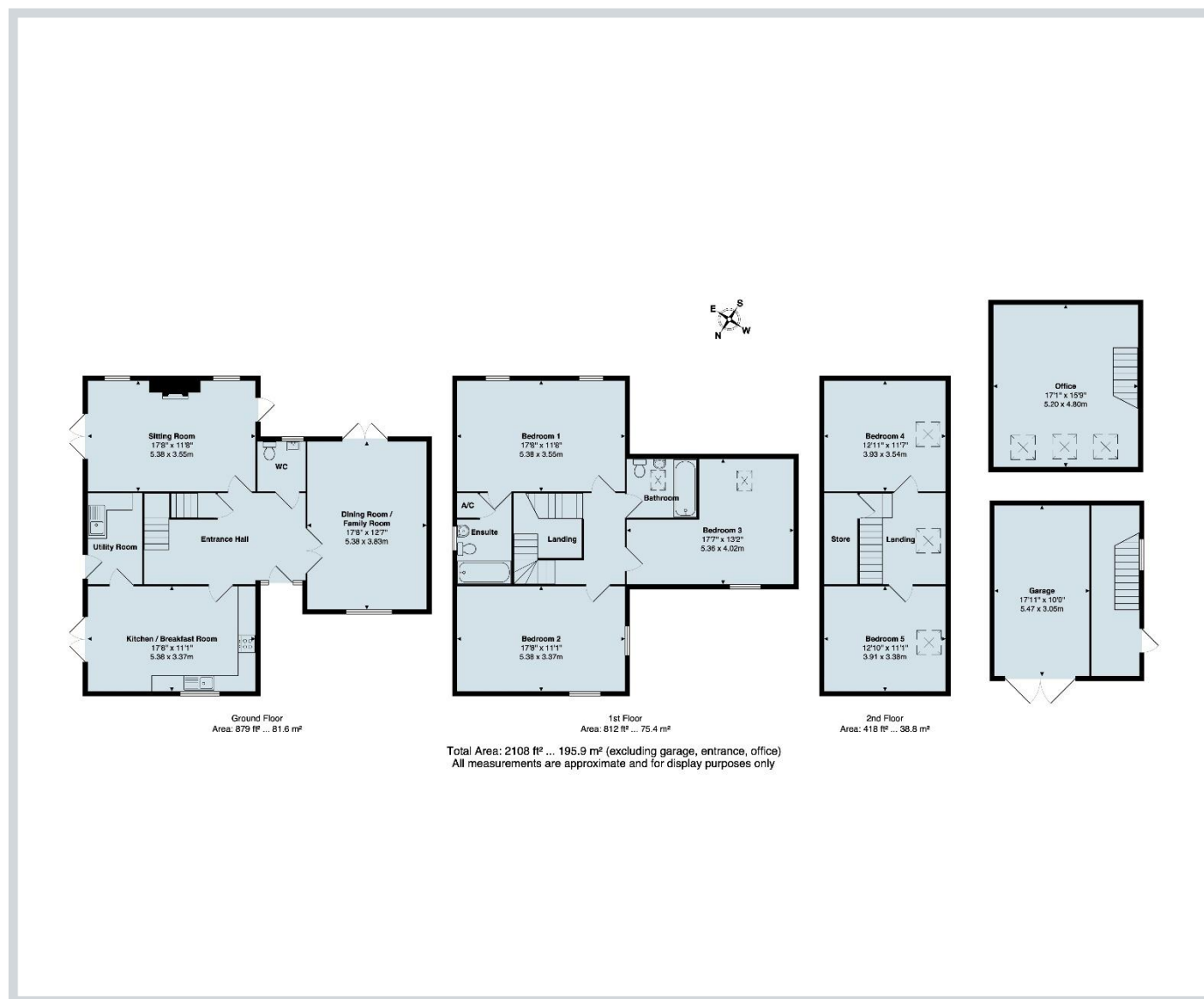
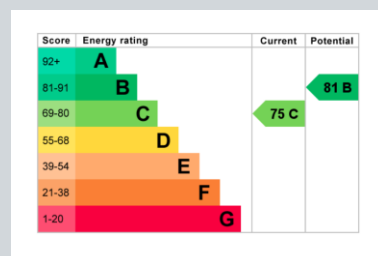
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - G



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