Steeple View Lane,

Appleby Magna, Derbyshire, DE12 7DH

Offers In Excess Of £550,000

NEWTONFALLOWELL

An impressive new build four bedroomed detached family home featuring a bright and airy interior. Built to a high specification by Mulberry Homes, this property comes with large external space and also benefits from having the remainder of a 10 year NHBC warranty. The lounge features a log burner set in a recess and the kitchen/diner opens onto the rear landscaped garden through double doors, Also on the ground floor is a separate dining room, utility room and a cloakroom/w.c. Upstairs, you'll find a master bedroom with an en suite bathroom, guest bedroom two with an en suite shower room and two further good sized bedrooms and a stylish four piece family bathroom. Outside: to the front of the property there is a large lawned area, off-road parking for at least four cars, a detached double garage and a landscaped rear garden. We advise booking a viewing on this fantastic family home at your earliest convenience.

APPLEBY MAGNA - The Location

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the Midland cities of Birmingham, Coventry, Nottingham, Derby and Leicester. Within walking distance of the house you'll find several public houses 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 at Ashby de-la-Zouch, Dixie Grammar School at 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.

ACCOMMODATION IN DETAIL

Enter thorugh the front door to the...

RECEPTION HALLWAY

A spacious entrance with a smoke detector, a radiator, an understairs storage cupboard, stairs to the first floor accommodation and doors to the ground floor rooms.

GENEROUS LOUNGE

21'9" x 14'0" (6.64 x 4.28)

The focal point of this room is the cast iron log burner set on a black slate hearth within a recess. Two media panels, a smoke detector, bi-folding doors to the rear garden and a UPVC double glazed front window.

SEPARATE DINING ROOM

13'9" x 11'1" (4.21 x 3.39)

An additional reception room with a radiator, TV aerial point and two UPVC double glazed front and side windows.

OPEN PLAN KITCHEN/DINER
dining area: 14'5" x 10'1" | kitchen area: 17'3" x (dining area: 4.41 x 3.09 | kitchen area: 5.26 x 3.)

Fitted with a range of cream base and drawer units with matching wall cupboards, rolled edge worktops, an inset sink and drainer with a mixer tap over, an inset eye level electric double oven, a five ring gas hob and an extractor hood overhead. Other features include an integral dishwasher and fridge freezer (all fitted appliances are Bosch). Two radiators, a high gloss tiled floor, a door to the utility room, bi-folding doors to the rear garden and three UPVC double glazed side and rear windows.

UTILITY ROOM
7'4" x 5'8" (2.26 x 1.73)

Fitted with units matching the kitchen, rolled edge worktops, an inset sink and drainer with a mixer tap over, an integral washing machine and space for a tumble dryer. A cupboard housing the boiler, radiator, high gloss tiled flooring, a door to the rear garden and a UPVC double glazed side window.

CLOAKROOM/W.C

Having a wall mounted wash hand basin, a dual flush toilet, high gloss tiled flooring, a radiator, extractor fan and a UPVC double glazed opaque rear window.

FIRST FLOOR ACCOMMODATION

LANDING
With a loft access hatch, smoke detector, a radiator, two storage cupboards (one housing the unvented cylinder), doors to the bedrooms and bathroom and a UPVC double glazed rear window overlooking the garden.

MASTER BEDROOM
16'2" x 11'7" + dressing area (4.93 x 3.54 + dressing area)

A substantial room with fitted wardrobes/storage cupboards, a radiator, TV aerial point, a door to the en suite bathroom and two UPVC double glazed side windows.

EN SUITE BATHROOM
9'2" x 5'11" (2.80 x 1.82)

Comprising: a panelled bath with a chrome mixer tap and shower attachment, a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A heated ladder towel rail, tiled flooring, part tiled walls, electric shaver points, an extractor fan and a UPVC double glazed opaque side window.

GUEST BEDROOM TWO
11'8" x 11'0" + dressing area (3.57 x 3.37 + dressing area)

Having fitted wardrobes/storage cupboards, a radiator, TV aerial point and a UPVC double glazed front window.

EN SUITE SHOWER ROOM
7'0" x 6'2" (2.14 x 1.89)

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a pedestal wash hand and a dual flush toilet. A heated ladder towel rail, tiled flooring, tiled walls, electric shaver points, an extractor fan and a UPVC double glazed opaque side window.

BEDROOM THREE
12'0" x 10'11" (3.68 x 3.33)

With a radiator, a TV aerial point and a UPVC double glazed front window.

BEDROOM FOUR
10'10" x 9'3" (3.32 x 2.84)

With a radiator, TV aerial point and a UPVC double glazed rear window overlooking the garden.

STYLISH FAMILY BATHROOM
11'8" x 6'0" (3.56 x 1.84)

A white four piece suite comprising: a panelled bath with a chrome mixer tap and shower attachment, a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A heated ladder towel rail, a tiled floor, part tiled walls, electric shaver points, an extractor fan and a UPVC double glazed opaque front window.

OUTSIDE

FRONT ELEVATION

The property is set back from the road behind a large lawned area with a tarmac drive having off road parking for multiple cars.

DOUBLE GARAGE

With power, lighting and two up and over doors to the front. There is space above the garage for possible loft storage.

LANDSCAPED REAR GARDEN

The garden is a mainly laid to lawn with a paved patio seating area and brick boundary walls.

AND FINALLY...

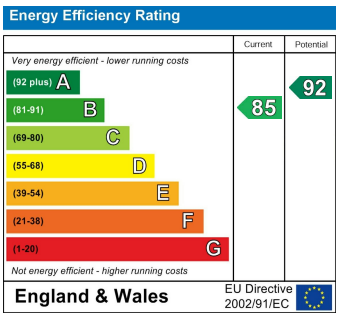
COUNCIL TAX BAND:
The property is believed to be in council tax band: 'G'

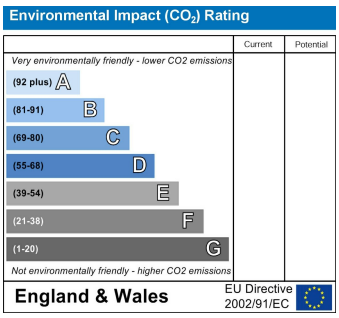
HOW TO GET THERE
Postcode for sat navs: DE12 7DH

PLEASE NOTE:
SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Ground Floor

First Floor





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