



Top Street, Appleby Magna



£289,950



Key Features

- Two Bedroomed End Terraced Cottage
- Dining Room
- Traditional Lounge
- Fitted Country Style Kitchen
- Two Double Bedrooms
- Stylish Three Piece Bathroom
- EPC rating E
- Freehold





****TWO BEDROOMED CHARACTER COTTAGE**** Set in the desirable village of Appleby Magna, this superb two bedroomed end terraced character home has been recently renovated and updated including new render, windows and doors. The property boasts a wealth of traditional features and generous living accommodation comprising: a dining room, traditional sitting room and a fitted country style kitchen. First floor: two good sized bedrooms and a three piece bathroom. Outside there is a low maintenance enclosed gravelled courtyard rear garden. We enthusiastically recommend booking a viewing at your earliest convenience so please contact our Ashby office and speak to a member of our helpful team!



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

DINING ROOM 3.15m x 3.10m

With a ceramic tiled floor, exposed beams to the ceiling, radiator, exposed brick work and oak beamed frame opening through to the sitting room and a UPVC double glazed front window.

TRADITIONAL SITTING ROOM 4.38m x 3.32m

The focal point of this room is the cast iron log burner set on a slate tiled hearth within an exposed brick



fireplace. A wood effect floor, exposed beams to the ceiling, a radiator, oak doors giving access to the kitchen and stairs to the first-floor accommodation and two UPVC double glazed front windows.

FITTED COUNTRY STYLE KITCHEN 3.70m x 3.41m

Fitted with a range of grey base and drawer units with matching wall cupboards, rolled edge worktops, an inset ceramic sink with a mixer tap over and a freestanding gas range cooker with a four ring gas hob. Other features include space and plumbing for a washing machine, a quarry tiled floor, decorative tiled splashbacks, exposed beams to the ceiling, an understairs storage cupboard, utility area, a stable door to the side garden and a UPVC double glazed rear window.

FIRST FLOOR ACCOMMODATION

LANDING

Having a built-in storage cupboard, loft access hatch, doors to the bedrooms and bathroom and a UPVC double glazed rear window.

BEDROOM ONE 4.81m x 3.43m

A generous double bedroom with ample space for furniture, exposed beams to the ceiling, a radiator, a useful over stairs storage cupboard and a UPVC double glazed front window.

BEDROOM TWO 3.24m x 3.22m

Another double bedroom with space for furniture, a radiator and a UPVC double glazed front window.

THREE PIECE BATHROOM 2.39m x 2.24m

Comprising: a P-shaped panelled bath with a wall mounted shower overhead, a pedestal wash hand basin and a dual flush toilet. A chrome ladder towel rail, fitted shelving, white tiled splashbacks, radiator, an extractor fan and a UPVC double glazed opaque rear window.



OUTSIDE

LOW MAINTENANCE REAR GARDEN

Outside there is a low maintenance enclosed gravelled courtyard rear garden.

AND FINALLY...

COUNCIL TAX BAND:

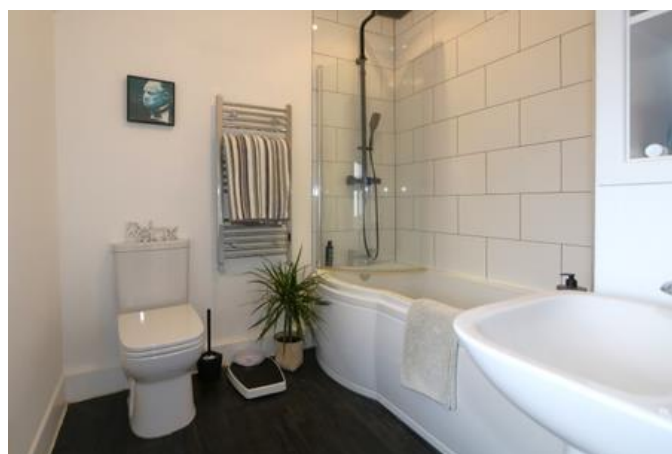
The property is believed to be in council tax band: B

HOW TO GET THERE:

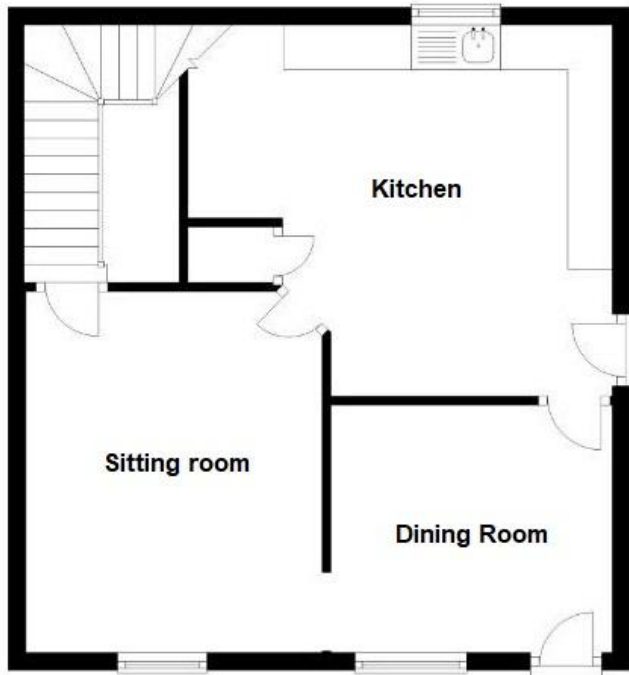
Postcode for sat navs: DE12 7AH

PLEASE NOTE:

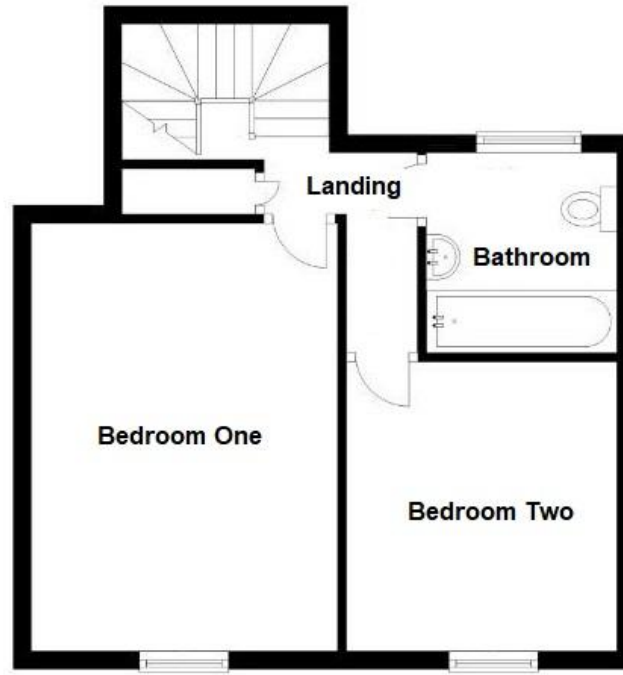
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	