



Steeple View Lane, Appleby Magna



4



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Freehold

Offers in excess of £620,000



## Key Features

- Executive Four Bedroom Family Home
- Mulberry Homes Development
- Quiet Location Within the Village
- Lounge + Separate Dining Room
- Spacious Living Kitchen
- Cloakroom/W.C. | Utility Room
- EPC rating B





Welcome to Steeple View Lane, Appleby Magna, where luxury meets contemporary family living in this stunning four double bedroom detached home, crafted by Mulberry Homes in 2018. Positioned on a spacious corner plot, this property offers impressive living spaces coupled with modern conveniences.

Upon arrival, a bright and spacious hallway greets you, leading into the heart of the home: an open-plan living kitchen, designed with the chef and entertainer in mind, this space boasts high-end appliances, stylish cabinets and ample work surfaces. Complementing this is a comfortable and stylish lounge perfect for relaxation, with its feature wood burning stove and bi-folding doors leading to the landscaped garden. In addition a formal dining room/family room ideal for dinner parties or family gatherings. Practicality is at its finest with a separate utility room and a conveniently located cloakroom/W.C.

The first floor continues to impress with four double bedrooms, all designed for ultimate comfort. The master suite along with the family bathroom include luxurious four piece en-suite bathrooms, while bedroom two enjoys a modern en-suite shower room and ample fitted storage. With modern fixtures, including fitted storage, USB plug sockets opulence is guaranteed.

Externally, the detached double garage provides secure parking with additional storage above and further off-road parking for at least six cars. The wrap-around south-facing garden is a true haven for gardening enthusiasts with several outdoor entertaining areas, shaped lawns and a decorative fish pond.

Don't miss this chance to make this your new home, combining luxury, space and the perfect modern lifestyle.

Appleby Magna is a charming village situated in the

scenic English countryside, offering residents a blend of tranquillity and accessibility. The village has a rich history, with landmarks such as the Grade II listed Sir John Moore School, designed by Sir Christopher Wren. Its community spirit is evidenced through various local events and the active involvement of its residents in preserving the village's heritage and charm.

Families will appreciate the excellent educational facilities in and around Appleby Magna. The local primary school is highly regarded, and there are several esteemed secondary schools within easy commuting distance. The village itself is conducive to family life, with safe, peaceful streets and various recreational options, including parks and walking trails, ensuring a wholesome upbringing for children.

For those who value connectivity, Appleby Magna offers convenient transport links. The village is strategically positioned near the M42 motorway, providing quick access to larger towns and cities, such as Tamworth, Ashby-de-la-Zouch, and Birmingham. This makes commuting for work or leisure straightforward, while still allowing residents to retreat to the calm of the countryside at the end of the day.

Call our Ashby team today to arrange your viewing.

#### ACCOMMODATION

##### LIVING ROOM

6.64 x 4.31

##### SEPARATE DINING ROOM

3.84 x 3.41

##### LIVING KITCHEN

7.47 x 3.81

##### UTILITY ROOM

2.27 x 1.74

CLOAKROOM/W.C.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

4.96 x 3.56

EN-SUITE SHOWER ROOM

2.80 x 2.16

BEDROOM TWO

3.61 x 3.39 + storage

EN-SUITE SHOWER ROOM

2.16 x 1.90

BEDROOM THREE

3.71 x 3.34

BEDROOM FOUR

3.34 x 2.85

FAMILY BATHROOM

3.55 x 1.84

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: DE12 7DH

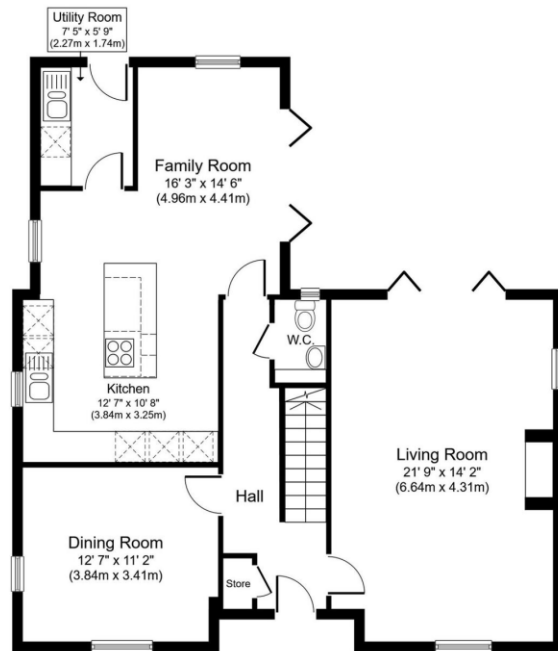
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

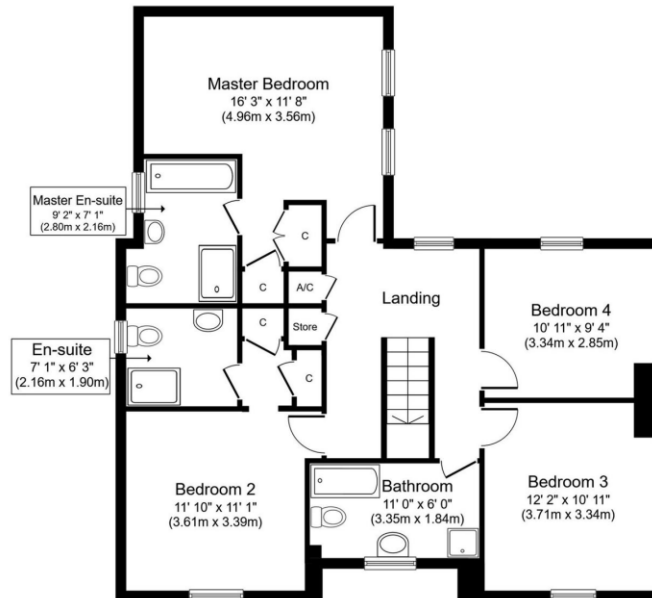




# Floorplan



**Ground Floor**  
Approximate Floor Area  
942 sq. ft.  
(87.5 sq. m.)



**First Floor**  
Approximate Floor Area  
942 sq. ft.  
(87.5 sq. m.)



| Energy Efficiency Rating                     |   | Current                 | Potential |
|----------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs: |   |                         |           |
| (92+)                                        | A |                         | 92        |
| (81-91)                                      | B | 85                      |           |
| (69-80)                                      | C |                         |           |
| (55-68)                                      | D |                         |           |
| (39-54)                                      | E |                         |           |
| (21-38)                                      | F |                         |           |
| (1-20)                                       | G |                         |           |
| Not energy efficient - higher running costs: |   |                         |           |
| England & Wales                              |   | EU Directive 2002/91/EC |           |



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666  
ashby@newtonfallowell.co.uk