

Moore Close

Appleby Magna, Swadlincote, DE12 7AT

John 
German





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Offers in excess of £480,000

A beautiful family home with large bay window, lounge, dining room and family room. The hub of the home is a gorgeous open plan high gloss breakfast kitchen and upstairs are four double bedrooms and two refitted bathrooms. There is a driveway, double garage and lovely sized garden to the rear.



This detached property is a flexible family home with an excellent cul-de-sac village location. The current owners have improved the property to include opening and refitting the kitchen and utility room into one large lovely family space. Both of the bathrooms have also been updated and the windows and doors of the property were replaced around three years ago. We would strongly recommend viewing to appreciate the position and accommodation on offer.

A look inside will reveal a spacious and stylish home with a light welcoming reception hallway with stairs leading off and a refitted guest cloakroom set below with coat and shoe area. To your left is a versatile reception room, an ideal sitting room/playroom or perfect office for those working from home. To your right you enter into a large living room, ideal for any size of family with front facing walk in bay window, feature fireplace at the focal point and laminate flooring running underfoot. Double connecting doors take you into the adjacent dining room which also has laminate flooring and benefits from French double doors accessing the garden to the rear.

The heart of the home is no doubt the large open plan breakfast kitchen which has high gloss white cabinets wrapping around the room providing heaps of storage. There are attractive, sustainable and water-resistant bamboo countertops with inset one and half bowl porcelain sink with waste disposal unit and mixer tap, dedicated breakfast bar area and the kitchen is well equipped with integral gas hob with extractor hood above, double oven and dishwasher. There are spaces for an American style fridge freezer, washing machine, etc.

Upstairs you will find a balustraded galleried landing with loft access above leading to a part boarded loft space with shelving and lighting. Arranged around the landing are four double bedrooms. Bedroom one is a lovely sized room with built in wardrobes and a refitted en suite, fully tiled contemporary shower room with oversized shower having rainfall shower head above and second handheld shower, tall chrome contemporary towel radiator, fitted vanity unit along one wall with inset wash hand basin and cupboard below, concealed cistern WC and fitted mirror with LED lighting.

Serving the three remaining bedrooms is a similarly updated and refitted family bathroom which has a shaped shower bath with glazed shower screen and electric shower above, vanity inset wash hand basin with concealed cistern WC to the side, complementary tiling to the walls and a ladder style towel radiator.

Outside, the property lies in a cul-de-sac setting with driveway to the fore providing off road parking and access to a detached double garage which has twin up and over entrance doors, light and power points and personal door into the rear garden. The front garden is laid mainly to lawn with neat boundary hedging and gated side access leads you into the rear garden which enjoys a great degree of privacy and is laid principally to lawn with two patio areas. The garden is a lovely size, ideal for any family seeking space for a trampoline etc.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & double garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

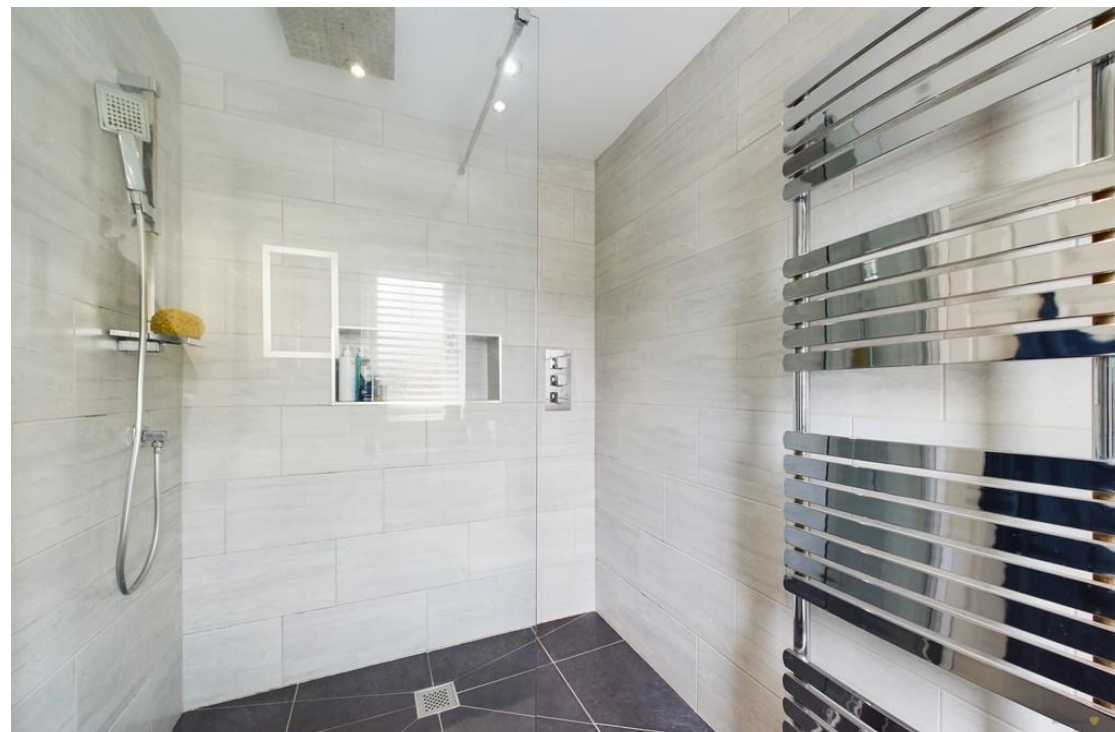
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

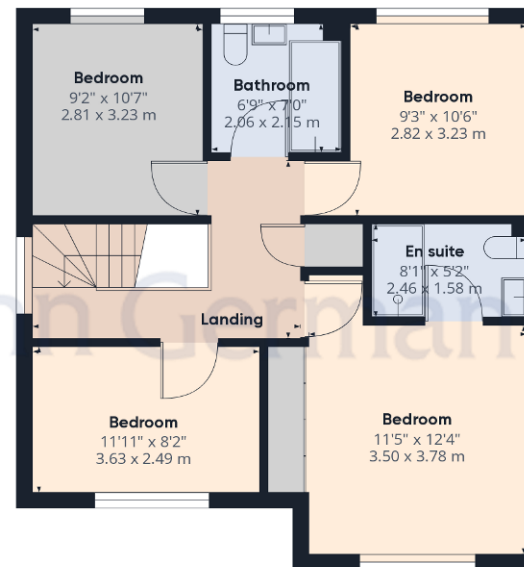
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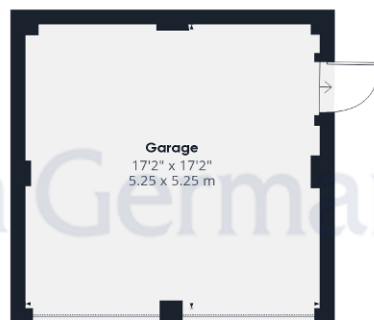




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1665.78 ft²

154.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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