

Rectory Lane

Appleby Magna, Swadlincote, DE12 7BQ

John 
German





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Offers Over £225,000

This beautifully converted detached property enjoys a picturesque setting, backing onto open fields and allotments. Converted into a stylish living space, the home boasts a top-of-the-range kitchen and bathroom, along with high-quality finishes throughout. Offering excellent potential for future extension (subject to pp), this exceptional home is perfect for those seeking contemporary comfort in a tranquil setting.

Located in the heart of the National Forest, Appleby Magna is a picturesque and well-connected village known for its charming character and strong sense of community. Surrounded by beautiful countryside, it offers highly regarded schools, and traditional village pubs. With easy access to the M42, it provides the perfect balance of rural tranquility and convenient travel links to nearby towns and cities.

Accommodation - A charming stable-style door with a glazed insert welcomes you into the bright and inviting reception hall. Featuring underfloor heating, a tiled floor with inset spotlights highlights the striking spiral staircase, this space really sets the tone for the rest of the home. Glazed internal doors allow for the light to flow throughout the property and lead to both the kitchen and lounge.

The lounge is a light-filled and stylish living area with solid oak flooring, underfloor heating, and double aspect double-glazed windows offering lovely views to outside. Full-length double-glazed doors open to the front, seamlessly connecting indoor and outdoor spaces.

Designed for modern living, this re-fitted kitchen boasts sleek, contemporary oak shaker style units and premium integrated appliances from Miele including a double oven, five-ring gas hob, extractor hood, stainless steel sink and elegant splashback tiling complete the space. A double-glazed window provides a bright and airy feel and feature internal window overlooks the lounge.

Take the spiral staircase to the landing with a double-glazed picture window to the front aspect offering plenty of natural light. A useful storage cupboard and lovely oak doors lead off. There is a convenient additional WC for guests with a corner wash basin, mosaic-effect splashback tiling, an extractor fan and a tiled floor.

A well-proportioned double bedroom has underfloor heating, a double-glazed window to the front and a picture window to the side offering delightful views. Fitted double wardrobes run along one wall providing ample storage.

Designed with relaxation in mind, the ensuite bathroom features a stylish vanity unit with an integrated wash basin, a shower-style bath with a curved glass screen and powershower plus attractive tiling throughout. Underfloor heating, an extractor fan and an opaque double-glazed window enhance both comfort and privacy.

Exterior - This property enjoys a peaceful setting accessed via double-opening wooden gates. The side garden is mainly laid to lawn complemented by a pebbled driveway with a turning area providing ample off-road parking. A paved patio offers the perfect spot for outdoor dining and relaxation, making the most of the scenic countryside backdrop and the garden cabin with deck to the side provide further outdoor living space.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Heating: Mains

Sewerage: Septic tank installed in 2005

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not connected

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 B

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

Our Ref: JGA/06032025

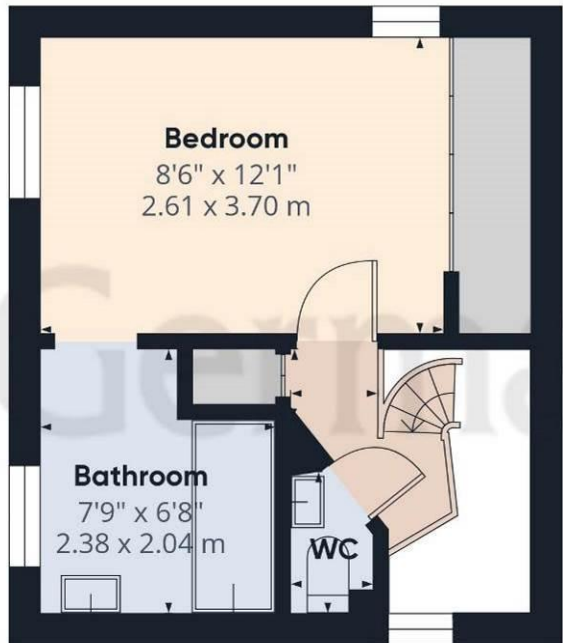
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

465.33 ft²
43.23 m²

Reduced headroom

12.58 ft²
1.17 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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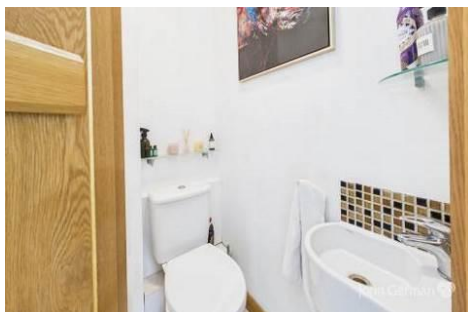
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Score	Energy rating	Current	Potential
92+	A		122 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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