

Mawbys Lane

Appleby Magna, Swadlincote, DE12 7AA



The pleasant village of Appleby Magna has the 14th Century church at its core and enjoys excellent access to Ashby-de-la-Zouch and the M42, making this a very attractive and convenient place to settle.

Guide Price £300,000

John German

This detached bungalow has the benefit of vacant possession, gas central heating and uPVC double glazing and is accessed via a uPVC double glazed entrance door leading into the hallway, which has an airing cupboard housing the gas fired boiler, together with loft access.

Off this is a kitchen, which has a neat range of gloss base cupboards, drawers and wall units surmounted by roll edge work surfaces with an inset stainless steel sink and mixer tap, and tiled splashbacks. There is an appliance space below with plumbing for washing machine, together with a slot-in double oven cooker with gas hob and extractor hood over. There is a tiled floor and an integrated fridge.

The lounge has a fireplace recess housing a wood burning stove on hearth, together with a bow window to front, offering a pleasant aspect.

The master bedroom has an extensive range of fitted wardrobes, drawers and bedside cabinets. The second bedroom or dining room has patio doors which lead out into a conservatory, which in turn has tiled flooring and French doors to the garden. There is a further bedroom three or study, and this also has a well fitted en suite shower room having tiled floor and walls, modern tiled shower with glazed screen, fitted integrated cupboards with WC, wash hand basin and a chrome heated towel rail. In addition to this, there is a central shower room which also has a modern tiled floor and walls, together with enclosed shower having glazed screen, vanity wash hand basin and WC.

The property is set back behind a lawned front garden with borders, flanked by a good-sized driveway. To the rear is an enclosed garden, having patio and lawn with borders and a useful timber garden shed.

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: Standard

Parking: Drive

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 C

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

Our Ref: JGA/29092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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