



St Michaels Drive, Appleby Magna



5



2



3

£565,000



Key Features

- Charming Five-Bedroom Detached Home
- Secluded Village Cul-De-Sac
- Three Spacious Reception Rooms
- Modern Breakfast Kitchen
- Separate Utility Room + Cloakroom/W.C.
- Four Double Bedrooms + Single/Study
- Large Roof Terrace
- Freehold | EPC rating D





Welcome to St Michael's Drive, a charming five-bedroom detached home nestled in the picturesque village of Appleby Magna. This property, free of upward chain, offers an elegant blend of comfort and functionality—perfect for those valuing both practicality and style.

Upon entering, a welcoming hallway gives way to an expansive ground floor, featuring three reception rooms. On one side, a roomy lounge with a beautiful fireplace; on the other, a delightful dining room. To the rear, a spacious family room, perfect for entertaining, opens up to the patio and lush gardens through French doors. The modern breakfast kitchen, complete with cottage-style cabinets, granite countertops, and a six-ring Rangemaster oven, offers a warm, inviting space to start your day. Additionally, a utility room and cloakroom/W.C., provide added convenience.

Upstairs, discover five well-designed bedrooms, including a luxurious master with an en-suite. The vibrant family bathroom delivers relaxation with contemporary fixtures. Notably, the fifth bedroom opens to a rooftop terrace, offering picturesque rural views.

Externally, enjoy a private, beautifully landscaped garden, secure gated parking, and a single garage. This home is set against a backdrop of mature trees and shrubs, offering tranquillity in a secluded cul-de-sac.

Embrace the charm and comfort this stunning property affords—a perfect family haven in a sought-after locale. Schedule your viewing today!

Appleby Magna is a picturesque village in Leicestershire, known for its charming rural atmosphere and community spirit. The village offers the best of both worlds, combining idyllic countryside living with convenient access to major transport networks, including the M42 motorway. This strategic location makes it a perfect spot for commuters who desire a peaceful home environment without sacrificing connectivity to nearby cities such as Birmingham and Leicester.

The village itself is home to a number of local amenities that cater to daily needs. Within Appleby Magna, you'll find a highly regarded primary school, two village pubs noted for their warm hospitality and delicious cuisine, a local butchers offering high end produce and a cafe. Additionally, the village hosts various community events and social clubs that are ideal for getting to know your neighbours and making lasting friendships.

The surrounding area boasts an array of leisure opportunities for outdoor enthusiasts. The nearby National Forest offers numerous walking and cycling trails, allowing residents to enjoy the beauty of nature at their own pace. Lakes and parks dot the landscape, providing perfect venues for family picnics or a serene afternoon spent fishing. Moreover, for golf enthusiasts, several well-maintained courses are just a short drive away.

Appleby Magna provides an excellent balance of historical charm and modern amenities, making it a highly desirable location for families and professionals alike. The village is known for its well-preserved historic buildings, and the sense of history is palpable as you stroll through its quaint streets. Yet, the convenience of modern shopping and dining experiences is easily accessible in the nearby towns of Tamworth and Ashby-de-la-Zouch.

ACCOMMODATION

ENTRANCE HALLWAY 4.05m x 1.88m (13'4" x 6'2")

LOUNGE 5.19m x 5.09m (17'0" x 16'8")

SEPARATE DINING ROOM 3.84m x 3.05m (12'7" x 10'0")

FAMILY ROOM 4.59m x 3.83m (15'1" x 12'7")

BREAKFAST KITCHEN 4.54m x 3.61m (14'11" x 11'10")

UTILITY ROOM 2.68m x 2.35m (8'10" x 7'8")

CLOAKROOM/W.C. 1.34m x 1m (4'5" x 3'4")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.94m x 3.9m (12'11" x 12'10")

EN-SUITE SHOWER ROOM 2.2m x 1.53m (7'2" x 5'0")

BEDROOM TWO 3.6m x 3.09m (11'10" x 10'1")

BEDROOM THREE 3.74m x 3m (12'4" x 9'10")

BEDROOM FOUR 2.71m x 2.64m (8'11" x 8'8")

STUDY/BEDROOM FIVE 2.71m x 1.88m (8'11" x 6'2")

FOUR-PIECE FAMILY BATHROOM 2.6m x 2.6m (8'6" x 8'6")

GARAGE 5.03m x 2.52m (16'6" x 8'4")

COUNCIL TAX BAND:-

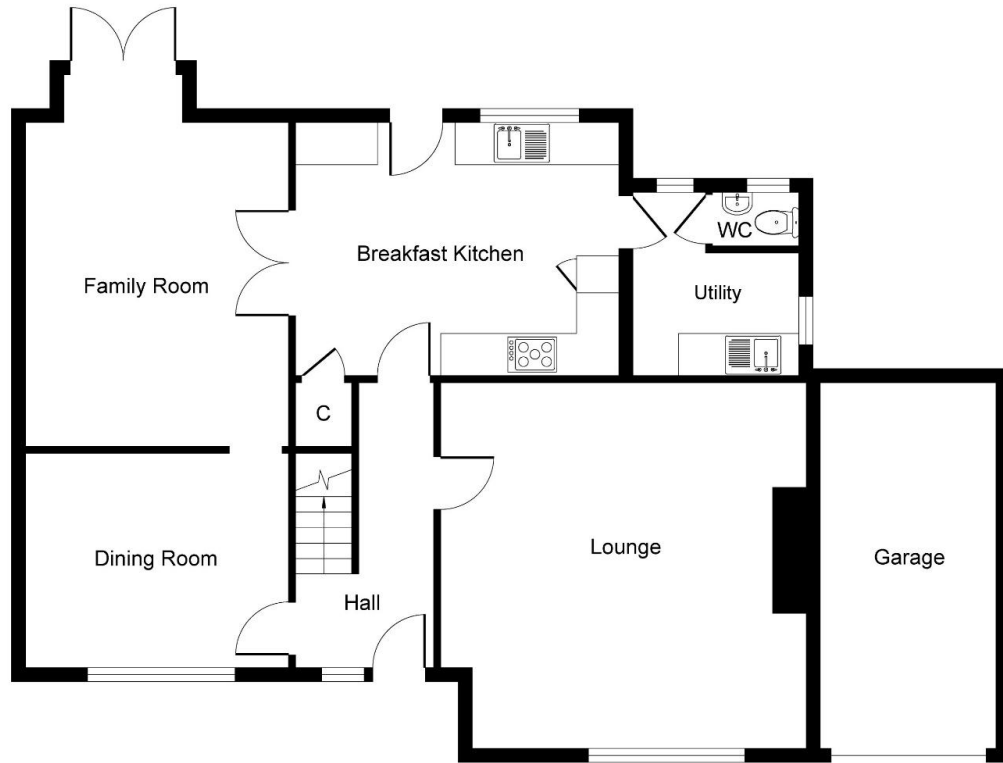
The property is council tax band: E

HOW TO GET THERE:-

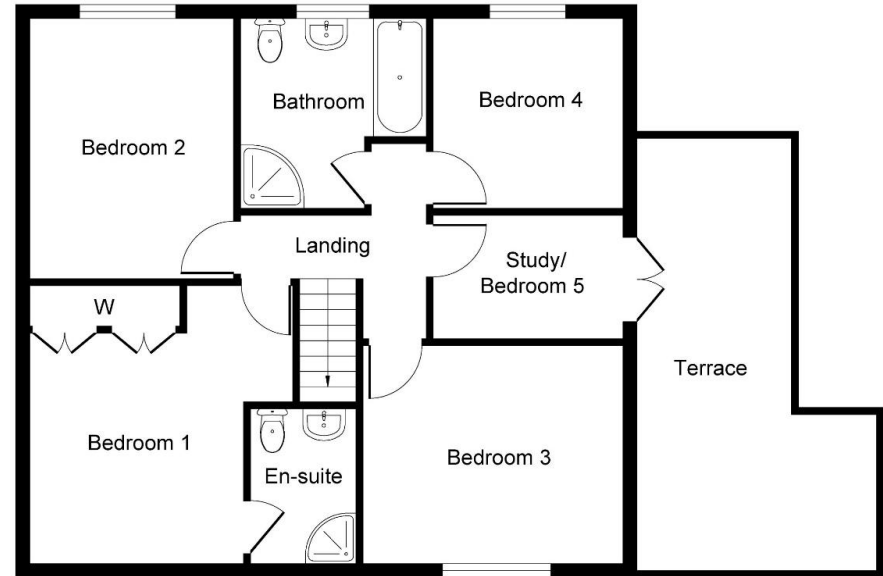
Postcode for sat navs: DE12 7AE

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.

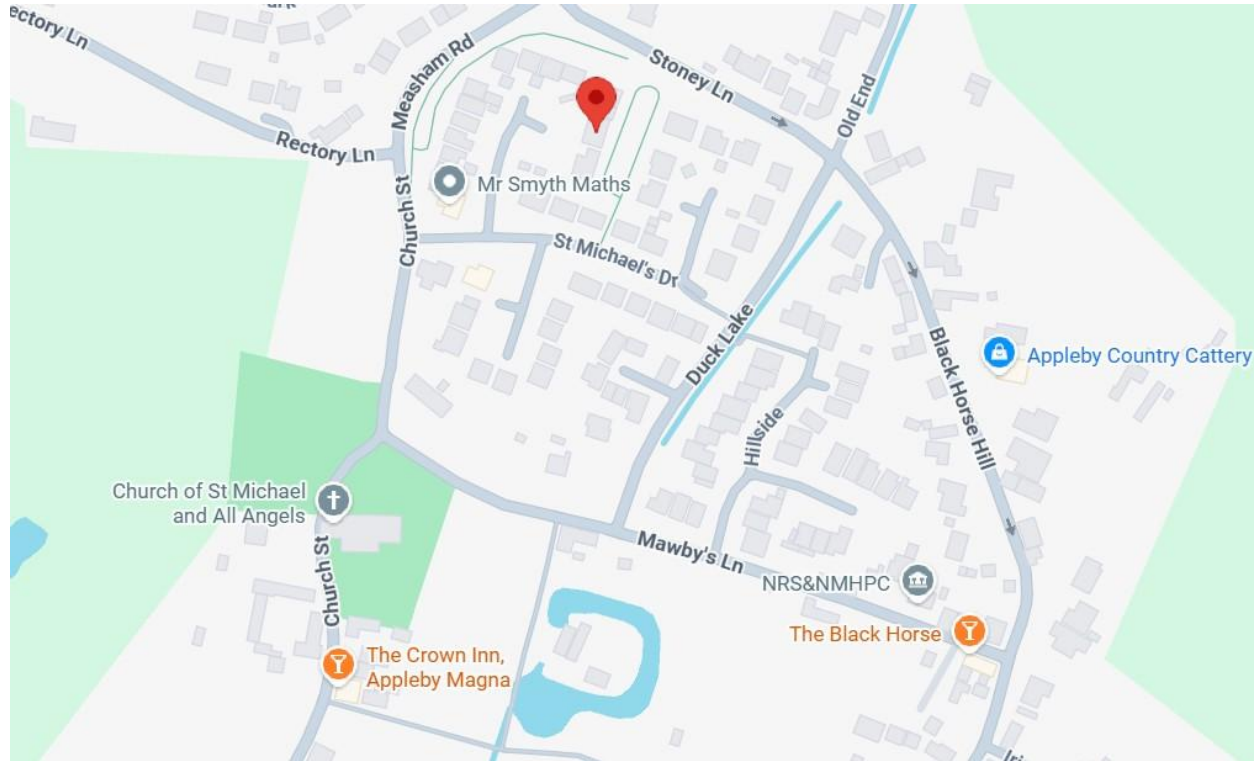


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

