



St Helens Lane, Appleby Magna



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£169,000



Key Features

- Semi-Detached Home Offered at a 40% Discount
- Section 106 Affordability Scheme for Eligible Local Buyers
- Modern High-Gloss Kitchen
- Spacious Open-Plan Lounge and Dining Area
- Two Generous Double Bedrooms
- Three Piece Modern Bathroom
- EPC rating B
- Leasehold





Step into the heart of village living with this inviting semi-detached home at St Helens Lane, Appleby Magna, where modern style meets serene surroundings. Perfectly priced with a remarkable 40% discount under the 'Section 106' affordability scheme, this home is not only appealing but affordable for local buyers meeting the criteria.

Upon entry, you're welcomed by a wide reception hallway that sets the tone for the spacious interiors. The sleek, high-gloss kitchen is a chef's delight, complete with range of appliances and ample storage. The ground floor delights further with a bright, open-plan lounge and dining room, perfectly positioned to enjoy the views of the beautifully landscaped rear garden.

Discover rest and relaxation on the first floor, where two generously sized double bedrooms await. The master boasts a set of freestanding wardrobes gifted by the current vendor with bedroom two already having fitted storage and dual aspect windows, creating a light, airy feel. The contemporary bathroom rounds off the upper floor with elegance and functionality.

Outside, the private rear garden is a true retreat, offering a mix of patio and artificial lawn, ideal for summer gatherings. Located in a peaceful cul-de-sac with a double-width driveway, this home is a hidden gem in the village, waiting to offer comfort and style. Don't miss out on this perfect opportunity; for more information and to book a viewing, contact our team today.

Appleby Magna is a charming village located in the heart of the English Midlands, offering a delightful blend of rural tranquillity and convenient access to major transport links. The village is in close proximity to the M42 motorway, making it an ideal location for commuters to nearby towns and cities such as Birmingham, Leicester, and Derby. Appleby Magna has a rich history, with several well-preserved historical buildings, including the picturesque Church of St. Michael & All Angels, offering a glimpse into the village's past.

The village is characterized by a strong sense of community, with a variety of local events and activities throughout the year with a local cricket club. Nestled amid rolling countryside, the area provides residents with ample opportunities for outdoor activities, including walking, cycling, and exploring the picturesque Mease Valley.

Education in Appleby Magna is well catered for, with a highly regarded primary school in the village and secondary schooling options in nearby towns. The village's educational institutions are noted for their commitment to providing a supportive and nurturing learning environment, ideal for families looking to relocate to the area.

Additionally, the local amenities include a café, butchers and two popular public houses, each contributing to the vibrant yet quaint social scene. For more extensive shopping and leisure facilities, the nearby town of Swadlincote or Ashby offer a comprehensive range of services, easily accessible from Appleby Magna. This blend of local charm and modern conveniences makes Appleby Magna an attractive choice for potential homeowners.



ACCOMMODATION

ENTRANCE HALLWAY 4.33m x 2.02m (14'2" x 6'7")

KITCHEN 2.76m x 2.4m (9'1" x 7'11")

LIVING ROOM 4.58m x 3.71m (15'0" x 12'2")

CLOAKROOM/W.C. 1.77m x 1.42m (5'10" x 4'8")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.62m x 2.8m (15'2" x 9'2")

BEDROOM TWO 4.6m x 2.98m (15'1" x 9'10")

BATHROOM 2.18m x 2.14m (7'2" x 7'0")

SECTION 106 CRITERIA

Household income must be no more than £45,000 for a single person, £50,000 for a couple or £55,000 for a family. Buyers must not have savings in excess of £35,000 nor equity in another property in excess of £35,000.

At least one individual in the household also needs to satisfy ONE of the following to demonstrate that there is a district connection:

- They currently reside in the district of North West Leicestershire on a permanent basis;
- They have lived in the district for at least 6 months in the last 12 months or for at least three out of the last five years;
- They are employed on a permanent basis or a temporary contract running for a period of twelve months within the district (confirmation is required from the employer to this effect);
- They have parents, brothers, sisters or adult children living within the district for at least five years (including step family equivalents);
- They have no local connections but are fleeing violence or threats of violence and have been accepted as priority homeless by the District Council.

Potential buyers will be required to complete an eligibility form and submit it to North West Leicestershire Council for approval.

LEASEHOLD:-

999 Year Lease started on 1st January 2016.

Ground Rent:- £150.00 per Annum

Service Charge:- £300.00 per Annum

COUNCIL TAX BAND:-

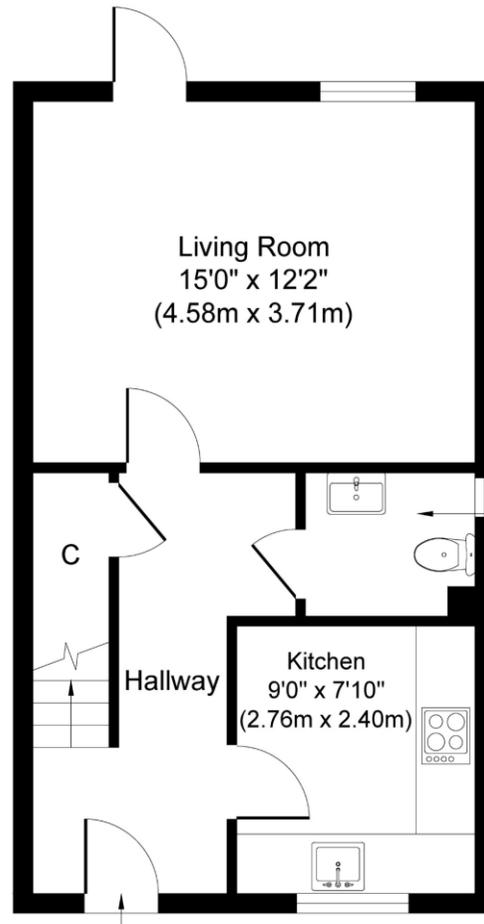
The property is believed to be in council tax band: B

HOW TO GET THERE:-

Postcode for sat navs: DE12 7DF

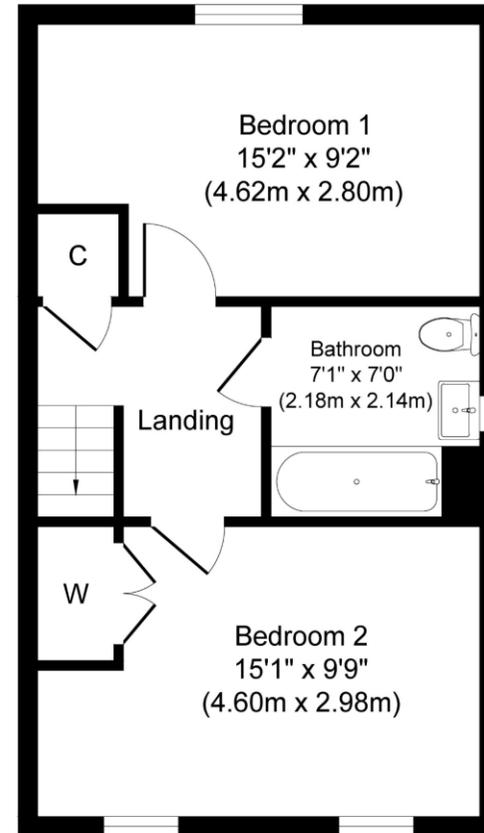
PLEASE NOTE:-

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
Approximate Floor Area
400 sq. ft
(37.16 sq. m)

Cloaks
5'9" x 4'8"
(1.77m x 1.42m)



First Floor
Approximate Floor Area
400 sq. ft
(37.16 sq. m)

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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

