

Alexanders
MarketMakers.

Duck Lake
Appleby Magna

- Five bedroom detached family home
- Beautifully landscaped wrap-around gardens
- Superb open-plan kitchen and dining room
- Arranged over three floors
- Main bedroom with en-suite bathroom
- Spacious lounge with wood-burning stove
- Additional versatile reception room
- Detached double garage with loft storage
- EPC Rating C / Council Tax Band F / Freehold

Alexanders offer to the market this beautifully presented five bedroom detached family home, occupying a desirable position within the highly regarded village of Appleby Magna. Offering an impressive combination of space, quality and versatility, the property provides substantial accommodation arranged over three floors

The property features a superb open-plan kitchen and breakfast room which flows through to a stunning dual-aspect dining room, filled with natural light from a striking roof lantern and enjoying direct access onto the rear terrace. A spacious separate sitting room and additional family room provide further versatile living space, while the five generous double bedrooms offer excellent accommodation for family life.

Externally, the property is complemented by beautifully landscaped wrap-around gardens, providing a variety of attractive spaces for entertaining, relaxing and enjoying the outdoors. A useful summer house and detached double garage further enhance the property, while its position within the sought-after village of Appleby Magna provides a lovely setting with convenient access to the surrounding area.













Accommodation:

A generous entrance hall with stone flooring provides an impressive introduction to the home and access to the main ground-floor accommodation. The stone flooring continues through to the superb open-plan kitchen and breakfast room, which forms the heart of the house and features a central island, range cooker and integrated appliances.

The kitchen flows naturally through to a stunning dual-aspect dining room, where a striking roof lantern floods the space with natural light. With views across the beautifully landscaped gardens and doors opening directly onto the rear terrace, this is an exceptional space for both everyday dining and entertaining. A spacious separate sitting room features solid wood flooring and a wood-burning stove, while an additional family room offers considerable flexibility as a snug, home office or children's playroom.

A practical utility room with Belfast sink and external access, together with a refitted cloakroom, completes the ground floor.

The first floor provides an impressive main bedroom with a Juliet balcony, fitted wardrobes and en suite bathroom, two further generous double bedrooms and a contemporary refitted family bathroom, while the second floor offers a spacious landing with useful storage and access to two further double bedrooms.

Gardens and land:

Externally, the property is complemented by attractive landscaped gardens wrapping around the house and providing a variety of areas for entertaining, relaxing and family life.

A substantial paved terrace sits immediately adjoining the property and provides an ideal setting for outdoor dining, with the established gardens to surround. There is also a useful summer house offering additional versatile space within the garden.

The property also benefits from a detached double garage with an electric door and useful loft storage above.

Location:

Appleby Magna is a highly regarded village in North West Leicestershire, well positioned for access throughout the East and West Midlands. The village offers an excellent range of local amenities including two public houses, a traditional butcher and a florist with café, together with a well-regarded primary school and transport connections to secondary schooling within the surrounding area. This location is particularly convenient for commuters, with excellent access to the A42/M42 and wider motorway network, connecting Birmingham, Nottingham, Leicester and Derby, while the surrounding countryside provides an attractive setting for village life.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F






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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a gas central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

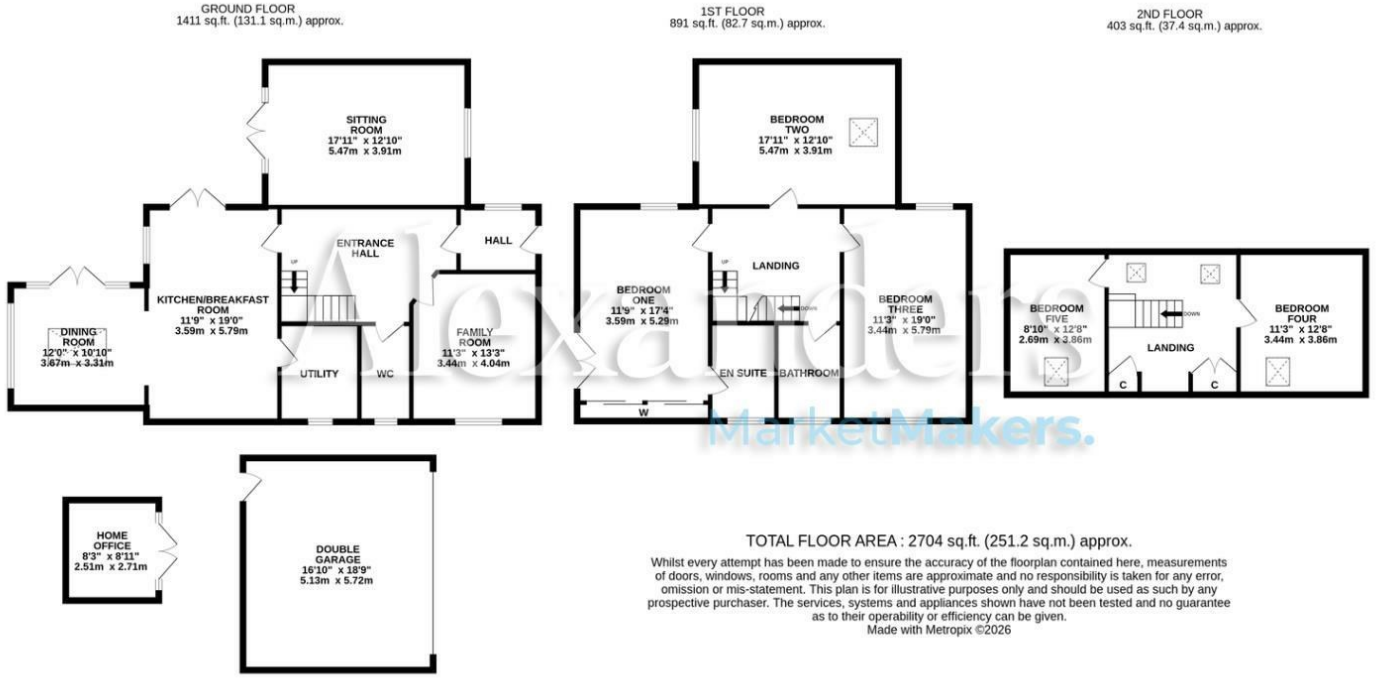
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

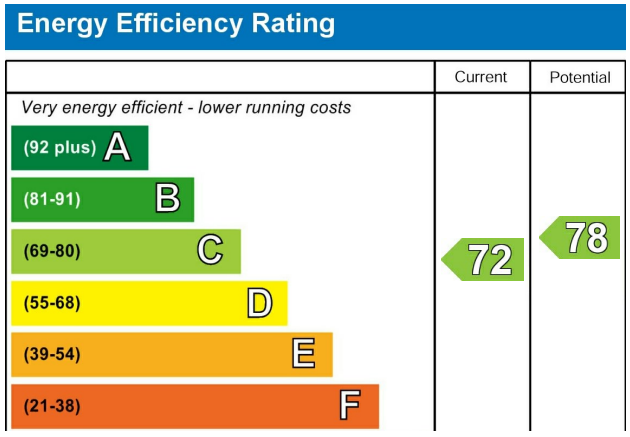
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2704 sq.ft. (251.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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