



4, Constantine Court, Appleby Magna, Derbyshire, DE12 7FJ

HOWKINS &  
HARRISON

4, Constantine Court,  
Appleby Magna,  
Derbyshire, DE12 7FJ

Offers in excess of £700,000

A stunning detached, village property, situated on a bespoke private development with luxurious fittings including underfloor heating. This superior family home extends to almost 2750 sq. ft. incorporating a substantial 420 sq. ft. living kitchen, three generous reception rooms, master suite, guest en-suite and three further double bedrooms together with a family bathroom.

#### Features

- Bespoke village development
- Detached family house
- 2750 ft. living accommodation
- Superb luxury fitted living kitchen
- Three further reception rooms
- Five double bedrooms and three bathrooms
- Large double garage and landscaped gardens
- Excellent commuter links throughout East Midlands
- Offered with no upward chain



## Location

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the midlands cities, Birmingham, Coventry, Derby and Leicester. Within walking distance of the property you will find several public houses, post office/convenience store and Sir John Moore school rated outstanding by ofsted. There is an excellent range of independent schools available further afield including Twycross House, Manor House, Ashby de la Zouch, Dixie Grammar School of Market Bosworth and Repton school. Country pursuits to be enjoyed in the area include walking, horse riding, a water park, golf and tennis. There is also a recently completed marina at Market Bosworth on the Ashby canal.

### Travelling Distances

Ashby de la Zouch - 6.2 miles

Tamworth - 8.4 miles

Leicester - 20.5 miles

East Midlands Airport - 15.2 miles

Birmingham Airport - 22.5 miles



## Accommodation Details - Ground Floor

The double glazed entrance door leads into a generous reception hall providing access to three independent and spacious reception rooms including a snug/play room, family room with unique glazed corner window overlooking both side and rear gardens and a dual aspect sitting room with fireplace. Also enjoying views over the rear and side gardens and with bi-folding door access is the generous 420 sq.ft. open plan living dining kitchen fitted with contemporary, granite topped units, incorporating built-in appliances and a large granite topped island unit. Finally on the ground floor there is a utility room leading to the double garage and a separate WC.

## First Floor

The large landing leads to a superb spot-lit master bedroom with dressing room and four piece en-suite bathroom featuring twin shower. The guest suite incorporates, a part vaulted double bedroom with built-in robes and a generous three-piece shower room en-suite. There are also three further double bedrooms all with fitted wardrobes and a large four piece family bathroom with twin vanity unit, twin bath and large shower unit.





## Outside

The property is approached from the private access road to a block brick parking apron, leading to the oversized double garage with twin electric doors and personnel door to the rear garden. Front gardens have been landscaped with bark bed borders and shaped lawns, whilst to the rear a paved patio links bi-folding doors from the living room and living kitchen, with outdoor lighting overlooking lawned gardens.



‘Superb 420 sq.ft. living kitchen and splendid wrap around gardens’





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

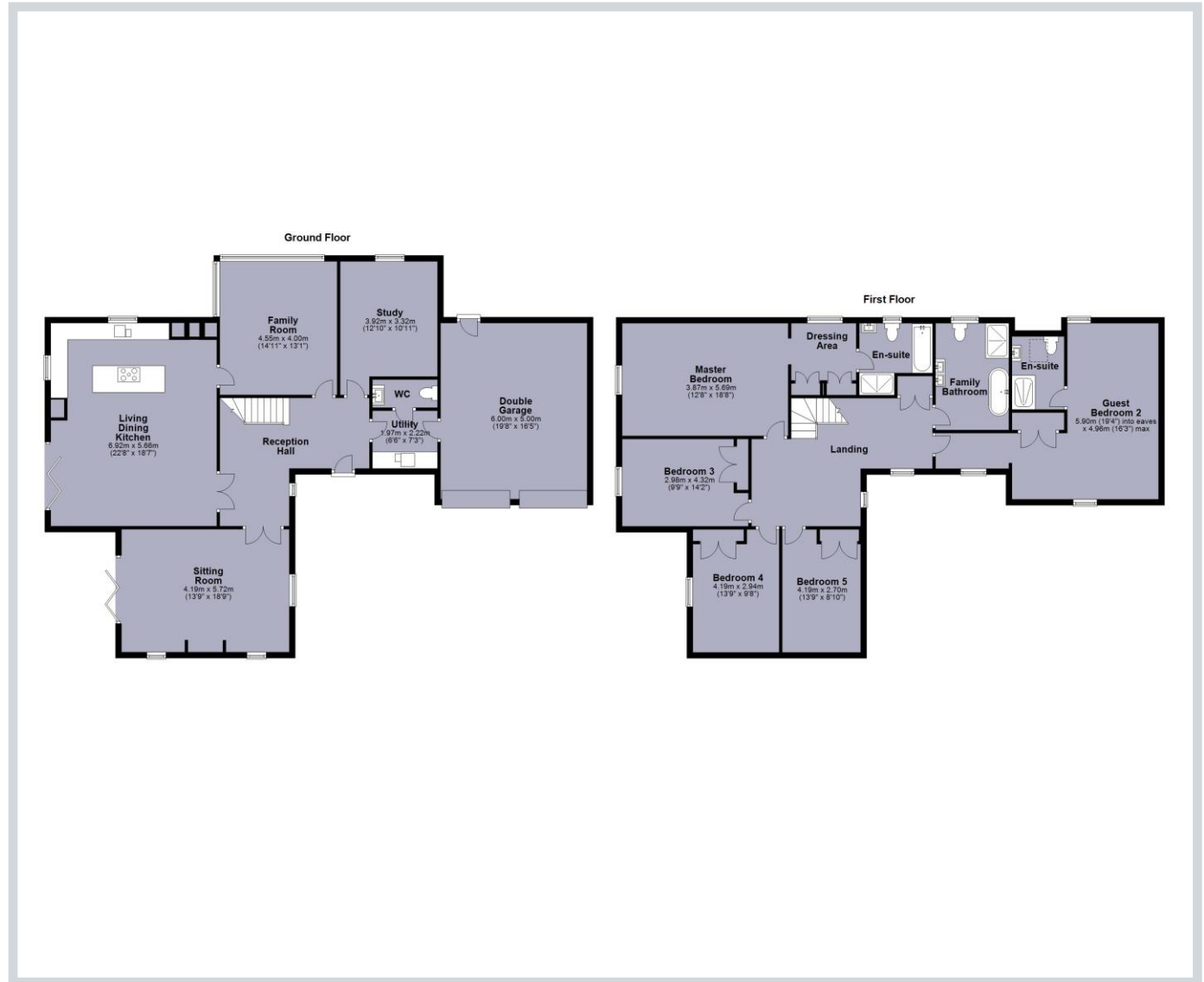
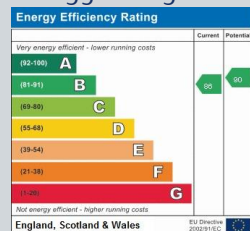
## Local Authority

North West Leicestershire District Council - 01530 454545

## Council Tax

Band - G

## Energy Rating



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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