



Garton Close Appleby Magna

- Five bedroom detached family home
- Prominent corner plot position
- Dual-aspect sitting room with garden access
- Versatile second reception room
- Main bedroom with en suite
- Private enclosed rear garden
- Gated driveway with ample parking
- Detached double garage
- EPC Rating C / Council Tax Band F / Freehold

Occupying a prominent corner plot in the desirable village of Appleby Magna, this substantial detached home offers around 1,900 square feet of thoughtfully arranged accommodation, combining generous proportions with a practical layout.

The ground floor features a bright dual-aspect lounge with direct garden access, alongside a versatile second reception room currently used as a home office. A well-equipped kitchen is supported by a separate utility room and guest cloakroom, enhancing day-to-day functionality.

Upstairs, five bedrooms provide ample space and flexibility, including a main bedroom with en suite facilities, complemented by a family bathroom serving the remaining rooms.

Outside, the property benefits from a private enclosed garden, detached double garage, and gated driveway parking. The village setting offers access to local amenities, schooling, and convenient road connections including the A444 and M42.





Accommodation:

Upon entering, a welcoming through entrance hallway provides access to all principal ground floor rooms. To the rear, a superb dual-aspect family sitting room enjoys an abundance of natural light and features French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. Adjacent, the dining room, currently utilised as a spacious home office, also benefits from French doors to the rear, offering flexibility to suit a variety of needs. The kitchen is fitted with a range of matching base units and work surfaces, complemented by a separate utility room for added practicality, along with a convenient guest cloakroom positioned toward the front of the home.

The first floor presents five generously sized bedrooms, offering excellent flexibility for growing families or those requiring additional workspace. The main bedroom is positioned to the front of the property and benefits from comfortable proportions, along with its own en suite bathroom. Four further spacious bedrooms are served by a family bathroom fitted with a matching suite, ensuring ample accommodation for family and guests alike.

Gardens and land:

Externally, the property continues to impress with a private and peaceful rear garden, enclosed by mature walled boundaries that provide an ideal setting for relaxation and entertaining. A detached double garage sits alongside a block-paved driveway, with gated access leading to the front of the plot, offering both security and convenience.

Location:

The location is a key feature of this home, with a variety of local eateries and traditional public houses within walking distance, as well as the highly regarded Sir John Moore C of E Primary School nearby. For commuters, excellent road links, including the A444 and M42, are just a short drive away, making this an ideal choice for those seeking a well-connected yet village lifestyle.

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.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

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

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.

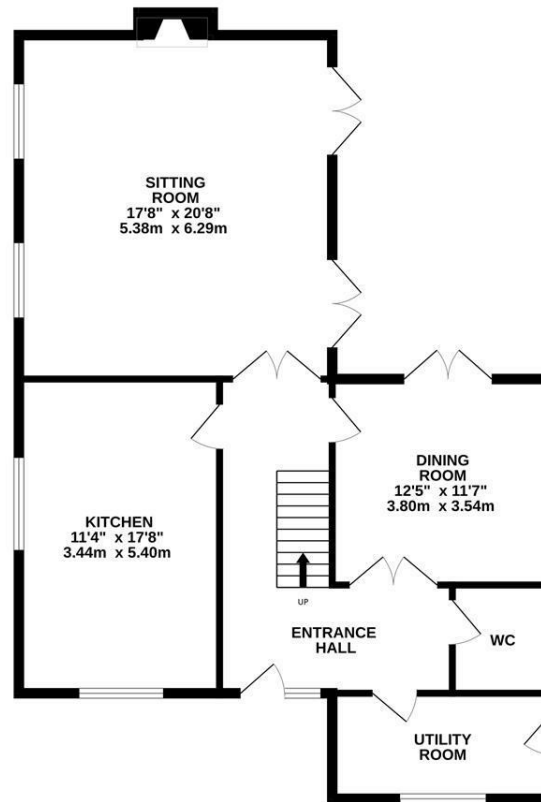
Money Laundering:

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.

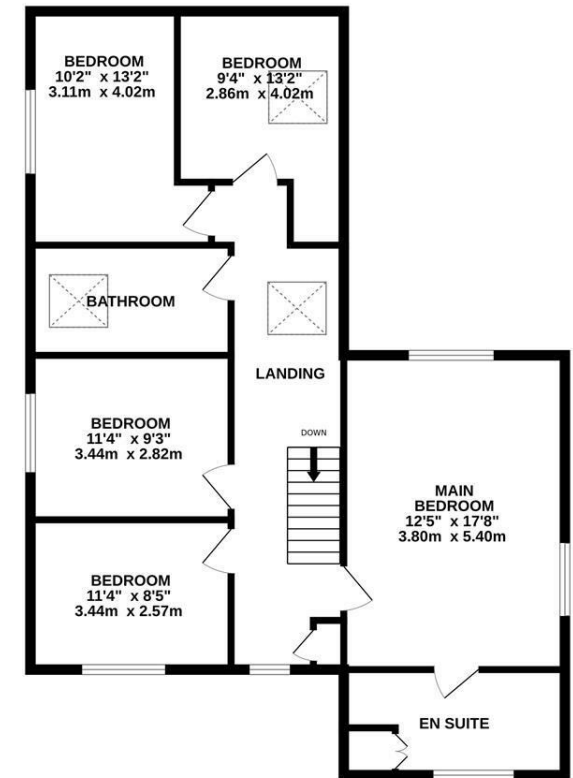
General Note:

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.

GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		

