

SUPERIOR HOMES

ROYSTON & LUND



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6 Steeple View Lane

Appleby Magna | DE12 7DH

Guide Price Guide price £425,000 -

Guide price £425,000-£435,000

We are pleased to bring to the market this three bedroom detached family home in the delightful village of Appleby Magna in the heart of The National Forest, located conveniently near the reputable John Moore's primary school and in catchment for Ashby Secondary Schools.

Entering the home into the entrance hallway, there are doors leading to the lounge, kitchen/diner, cloakroom and stairs leading to the first floor. The kitchen/diner is fitted with a range of neutral base and wall units with worktops over and integrated appliances, including dishwasher, fridge, freezer, oven and hob. There are French patio-doors leading to the patio and rear garden.

To the first floor, there are three generous-sized bedrooms, the main bedroom benefits from a three piece en-suite comprising, shower, wash basin and W/C. There is a spacious landing and further family bathroom.

The property benefits from a driveway for two cars which leads to a integral garage. The rear garden has the luxury of getting the delightful afternoon and evening sun and features two patio areas, a garden shed and a pergola.

For more information please visit:
https://reports.sprift.com/property-report/?access_report_id=5314215





- Guide Price £425,000 to £435,000
- Three Double Bedrooms
- Integral Garage and Off Street Parking
- Family Bathroom and Ensuite
- Lounge and Separate Kitchen/Diner
- Landscaped Garden with Patio and Pergola
- Beautiful Village Location
- Freehold
- EPC Rating B
- Council Tax Band D



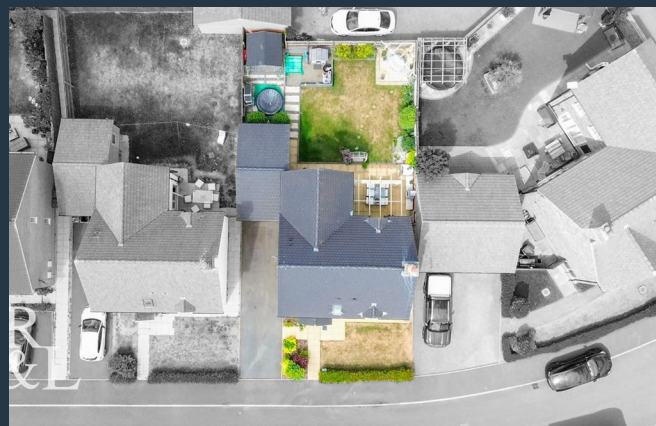
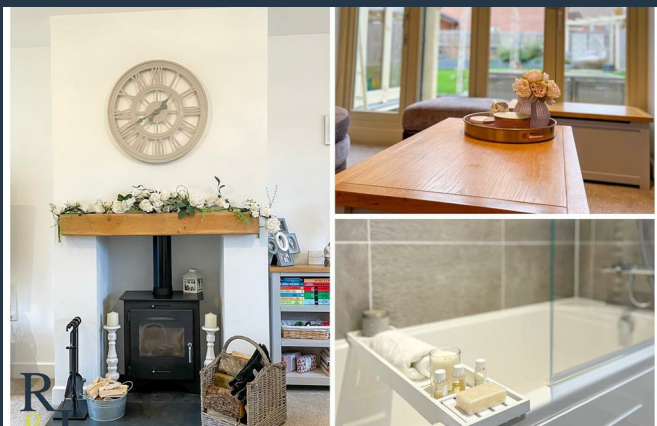


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Historically, Appleby was one of the largest and wealthiest parishes in Leicestershire, which was reflected by its large church. However, the village and its population have remained fairly small by restricting large-scale development.

The village lies on the edge of the ancient boundary between the kingdom of Mercia and the Danelaw. The land itself has been inhabited from the early Neolithic period. The village developed in the pre-Saxon era

Appleby Magna's amenities include a family run butchers offering produce from local farmers and bakers. There is a florist which also has a café offering homemade cakes with seating overlooking fields. Appleby also has a village pub that has a large garden ideal for the sitting out in the summer. The Appleby Inn offers accommodation and restaurant. There is a regular bus service to the local village of Measham where you can find further shops and cafes.



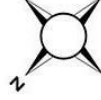
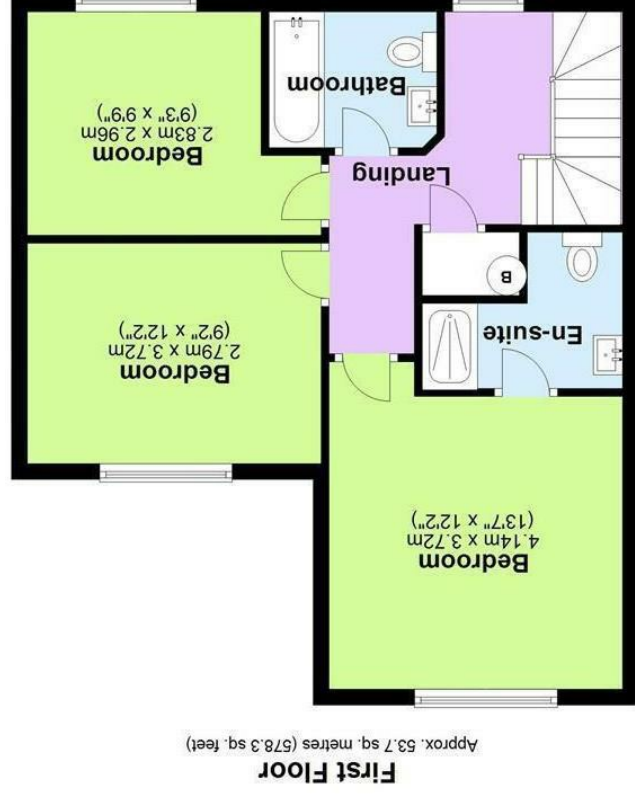
The Sir John Moore Church of England Primary School was originally known as Appleby Grammar School. Built in 1697, the school was founded by Lord Mayor and Alderman of London, Sir John Moore, as a gift to his home village. The original plans for the school were drawn up by Sir Christopher Wren but the work was undertaken by Sir William Wilson, who had studied under Wren at Oxford University. The school recently had a multimillion-pound restoration and now has a museum and computer suites as well as its own bar and other facilities. The Grade I listed building's main function is still that of the Church of England primary school. Appleby Magna is also in the catchment area for the senior schools in Ashby de la Zouche.



The site of St. Michael's and All Angels' Church has been a site of religious devotion since antiquity. It is said that a Roman temple occupied the site during the Roman occupation

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 122.3 sq. metres (1,317.1 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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EPC

