



St Helens Lane, Appleby Magna

 4  2  1

£390,000



Key Features

- Stunning Four-Bedroom Detached Home
- Quiet Cul-De-Sac | Built in 2018
- 22ft Lounge
- Sleek White Breakfast Kitchen
- Four Spacious Double Bedrooms
- Generous En-Suite Shower Room
- EPC rating B
- Freehold | No Upward Chain





Nestled on St Helens Lane, in the idyllic village of Appleby Magna, this stunning four-bedroom detached home, constructed in 2018, epitomises modern family living in a serene countryside setting. Situated in a quiet cul-de-sac, enjoy the best of both worlds with convenient links to nearby towns and picturesque country walks right at your doorstep.

Upon entry, the welcoming hallway sets the scene for a home that prioritises space and style. The bright lounge is a standout, featuring elegant oak-effect flooring and expansive French doors that open to a sunlit, low-maintenance rear garden—perfect for family gatherings or peaceful relaxation.

The sleek kitchen, in a crisp white palette, overlooks the garden, boasting extensive storage and warm oak-effect worktops, ensuring both beauty and efficiency in design.

Upstairs, four spacious double bedrooms offer versatility and comfort, with the master suite featuring an impressive en suite shower room. A contemporary family bathroom serves the additional bedrooms.

Outside, the garden is a suntrap, designed for minimal upkeep with a delightful patio, ideal for al fresco dining. A large carport and secure garage provide excellent parking and additional storage, making this home as practical as it is beautiful.

Don't miss the opportunity to reside in this tranquil yet accessible location—a dream home for the modern family. Contact our team for more information.

Appleby Magna is a quintessential English village, rich with historical charm and nestled in the heart of the Leicestershire countryside. Steeped in history, the village offers picturesque streets lined with period properties and beautiful landscapes that invite leisurely strolls and exploration. The local community is welcoming and vibrant, organising a variety of events and activities throughout the year, which allow residents to engage with one another and enjoy the idyllic rural lifestyle.

Conveniently located, Appleby Magna ensures easy access to essential amenities without compromising its serene setting. Nearby towns, such as Ashby-de-la-Zouch and Tamworth, offer a bustling array of shopping, dining, and entertainment options. For those needing to commute, the village is well-connected to major road networks including the M42 and A444, allowing straightforward travel to regional hubs and to destinations further afield.

Families will appreciate the area's excellent educational offerings, with several well-regarded schools in close proximity. Appleby Magna Primary School serves the village's younger students, while secondary options are available in the nearby towns, providing a comprehensive educational pathway for children and young adults.

Nature enthusiasts will delight in the abundance of countryside walks and green spaces available right on the doorstep. The beautiful River Mease and the surrounding heritage sites provide a natural backdrop that enhances the village's appeal with plenty of opportunities for outdoor activities and scenic adventures.

ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM/W.C.

LOUNGE 6.74m x 2.99m (22'1" x 9'10")

BREAKFAST KITCHEN 4.85m x 2.88m (15'11" x 9'5")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.74m x 3.64m (12'4" x 11'11")

EN-SUITE SHOWER ROOM 2.93m x 1.5m (9'7" x 4'11")

BEDROOM TWO 3.59m x 3.53m (11'10" x 11'7")

BEDROOM THREE 3.15m x 2.78m (10'4" x 9'1")

BEDROOM FOUR 4.07m x 2.06m (13'5" x 6'10")

BATHROOM 2.52m x 2.06m (8'4" x 6'10")

CARPORT 6.74m x 2.6m (22'1" x 8'6")

SINGLE GARAGE 5m x 2.7m (16'5" x 8'11")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

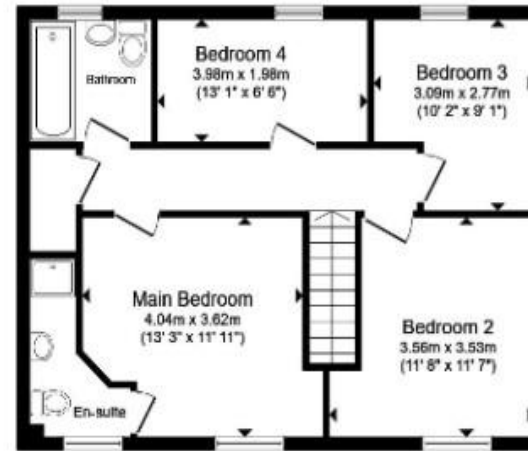
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PLEASE NOTE:-

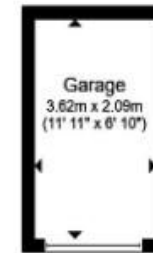
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Ground Floor



First Floor



Garage



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		