

# Church Street

Appleby Magna, Swadlincote, DE12 7BB



Deceptively spacious extended end-terraced home on the edge of a sought-after village, enjoying open field views. Offered with no chain, the property features three bedrooms, generous living space, garage, driveway, and excellent potential to modernise.

£250,000



John German

## Deceptively Spacious Extended End-Terraced Home – No Chain

Situated on the edge of this highly sought-after village, this deceptively spacious extended end-terraced home enjoys attractive views over open fields and offers excellent potential for modernisation and improvement.

The property is offered with no onward chain, making it an ideal opportunity for buyers looking to move quickly.

Appleby Magna is a charming and well-regarded village known for its strong community atmosphere and attractive rural surroundings. The village offers a range of amenities including a popular primary school, village hall, parish church, and local pub. There are scenic countryside walks on the doorstep, while excellent transport links via the nearby M42 and A444 provide easy access to surrounding towns such as Ashby-de-la-Zouch, Tamworth, and Burton upon Trent, making it ideal for commuters.

### Accommodation

The ground floor features an entrance porch leading into the lounge where glazed double doors lead into a dining room with ample space for a family dining table, along with double-glazed patio doors opening out onto the rear garden. Stairs rise from here to the first floor.

Leading off the dining room is the adjacent kitchen, fitted with a range of base and wall-mounted cabinets along two walls, complemented by work surfaces and a stainless steel sink with mixer tap. Integrated appliances include an electric ceramic hob, oven, grill, and microwave. The kitchen also provides internal access to the garage and offers excellent potential to be opened up into the dining room to create a larger, open-plan living space.

Internal windows from the kitchen overlook the extended utility room, which provides additional work surfaces, space and plumbing for a washing machine, and further appliance space. There is also an external access door leading to the rear garden. Off the utility room is a ground floor shower room/cloakroom, fitted with a vanity wash hand basin, WC, and a double-width tiled shower enclosure with electric shower.

Upstairs, the first-floor landing offers an impressive amount of storage concealed behind sliding doors. Notably, there is also a hidden, fully tiled shower cubicle which could be incorporated into a future bathroom redesign. The main family bathroom is fitted with a panel bath, WC, bidet, and vanity unit with wash hand basin, complemented by partial tiling.

The property boasts three well-proportioned bedrooms. Bedroom one benefits from extensive storage with two sets of built-in wardrobes, both bedrooms one and three enjoy lovely views across the fields to the front. Bedroom two also has built-in wardrobes.

Externally you will find a double width driveway which offers access to the integral garage. Side gated access leads you to the rear garden which has been designed for low maintenance, mainly paved with an external tap and power points.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

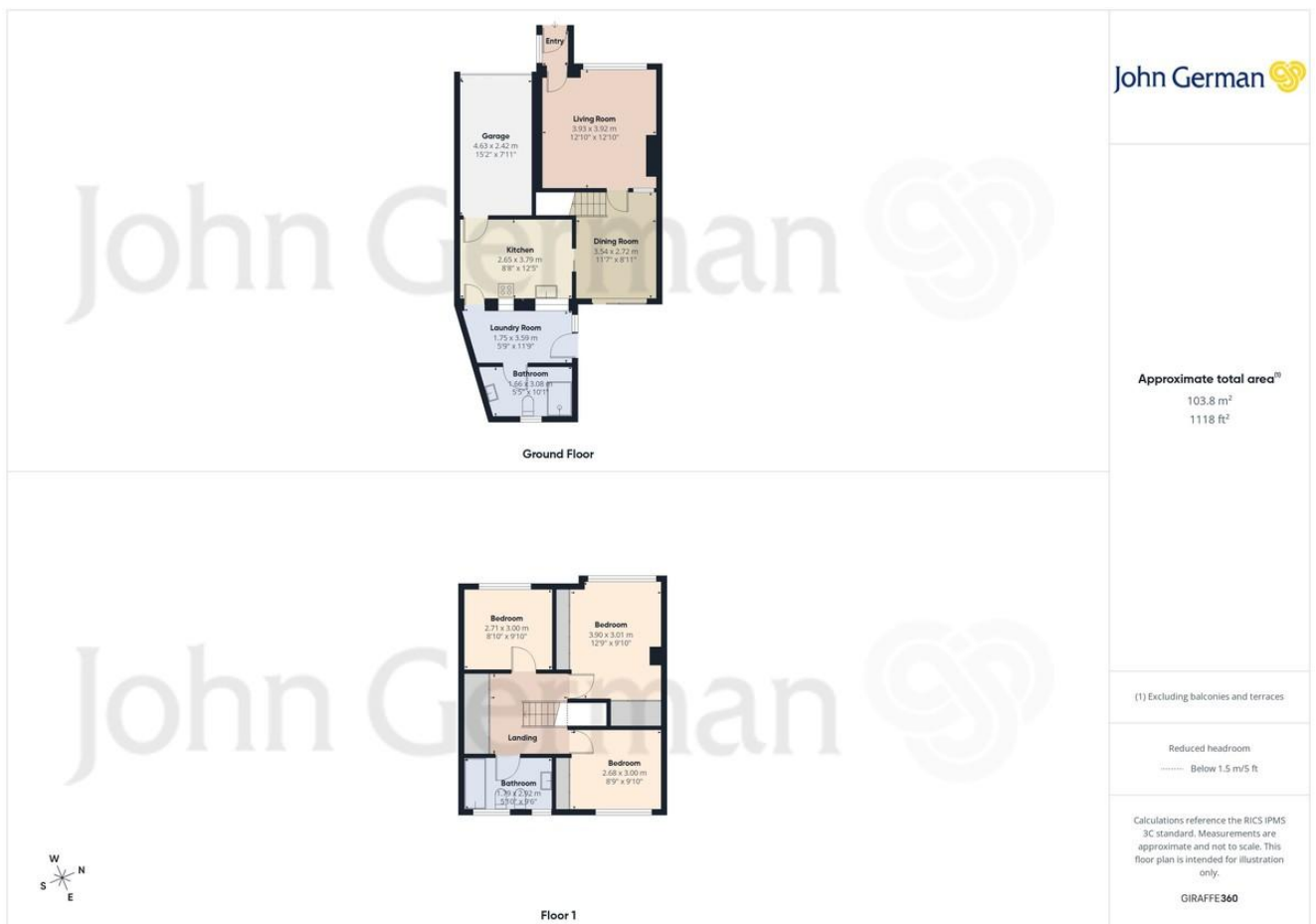
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

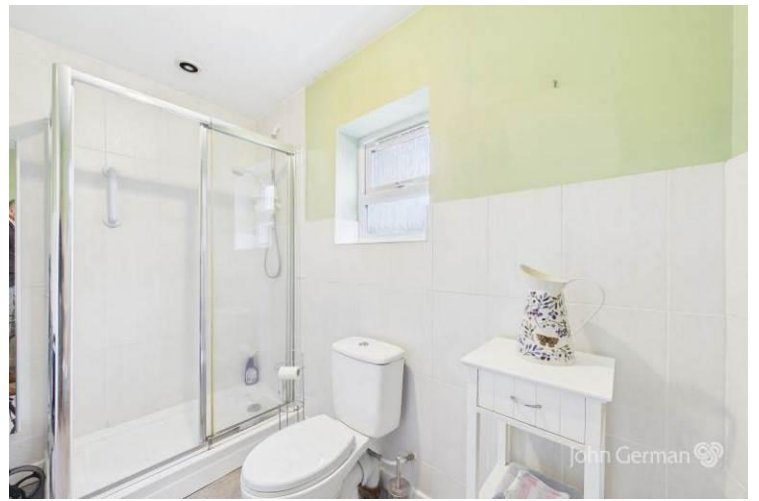
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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**Agents' Notes**  
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.  
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