



Garton Close, Appleby Magna



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OIRO £495,000



Key Features

- Spacious Five-Bedroom Detached Home
- Nearly 1,900 Sqft Living Space
- Corner Plot - Set Within the Centre of the Village
- 20ft Lounge + Separate Dining Room
- Spacious Kitchen/Diner + Utility
- Five Double Bedrooms
- EPC rating C
- Freehold





Welcome to Garton Close in the idyllic village of Appleby Magna, a true embodiment of comfort and style. This elegant five-bedroom detached house occupies a prominent corner plot, providing nearly 1,900 sqft of exquisite living space. Step into the sunlit 20ft dual-aspect living room, where natural light dances across the rooms through the French doors, leading you to a beautifully landscaped, secluded garden—an ideal backdrop for relaxation or hosting gatherings.

The heart of the home is the sophisticated kitchen, equipped with elegant black cabinets and top-of-the-line stainless steel appliances, promising to ignite your culinary passion. The adjacent dining room, offering versatility as a family room offers ample space to wine and dine friends and family, also features French doors to the garden, enhancing its charm. The utility room and ground floor cloakrooms/W.C. completely the layout.

The upper level reveals five spacious bedrooms, including a master suite with an en-suite shower room and ample built-in wardrobes to keep things neat. The contemporary family bathroom, complete with both a soaking bathtub and shower cubicle, serves remaining bedrooms.

A detached double garage and a gated driveway offer secure parking solutions, while its strategic location ensures quick access to essential amenities and transport links, including the A444 and M42. This home seamlessly blends rural tranquility with modern convenience. Act now—contact our team to schedule a private viewing and explore the potential of your new home.

Appleby Magna is a charming village situated in the heart of Leicestershire, known for its picturesque setting and welcoming community atmosphere. This historic village offers a beautiful landscape featuring rolling countryside and an array of traditional cottages, providing a peaceful retreat from the hustle and bustle of city life. The village is steeped in history with landmarks such as the centuries-old St. Michael's Church, lending it a timeless charm that appeals to both families and professionals seeking a serene living environment.

In terms of amenities, Appleby Magna provides a range of essential services that cater to daily needs. The village has, a well-regarded primary school, and a couple of cosy pubs, including the popular Black Horse Inn. These options ensure residents enjoy daily conveniences right at their doorstep while fostering a sense of community and local engagement. The nearby town of Ashby-De-La-Zouch offers additional shopping, dining, and leisure options for those looking for a broader range of services.

Transport links are a significant selling point for this area, with the A444 and M42 roads nearby, facilitating easy travel to larger towns and cities. This accessibility makes Appleby Magna particularly attractive for commuters seeking the tranquillity of village life without sacrificing connectivity to major employment centres such as Birmingham, Derby, Nottingham and Leicester. Public transport options include bus services to neighbouring villages and towns, further enhancing the area's connectivity.

Leisure and outdoor activities abound in this beautiful region, with numerous walking trails and scenic spots nearby. The National Forest Way and Ashby Wolds Heritage Trail are just short drives away, both offering diverse landscapes to explore. Furthermore, the village's location within the National Forest makes it ideal for nature enthusiasts who enjoy hiking, cycling, or simply appreciating the great outdoors.

ACCOMMODATION

ENTRANCE HALLWAY

SITTING ROOM 6.29m x 5.38m (20'7" x 17'8")

SEPARATE DINING ROOM 3.8m x 3.54m (12'6" x 11'7")

STYLISH KITCHEN/DINER 5.4m x 3.44m (17'8" x 11'4")

UTILITY ROOM

CLOAKROOM/W.C.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 5.4m x 3.8m (17'8" x 12'6")

EN-SUITE SHOWER ROOM

BEDROOM TWO 3.44m x 2.82m (11'4" x 9'4")

BEDROOM THREE 3.44m x 2.57m (11'4" x 8'5")

BEDROOM FOUR 4.02m x 3.11m (13'2" x 10'2")

BEDROOM FIVE 4.02m x 2.86m (13'2" x 9'5")

FOUR-PIECE FAMILY BATHROOM

DETACHED DOUBLE GARAGE

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

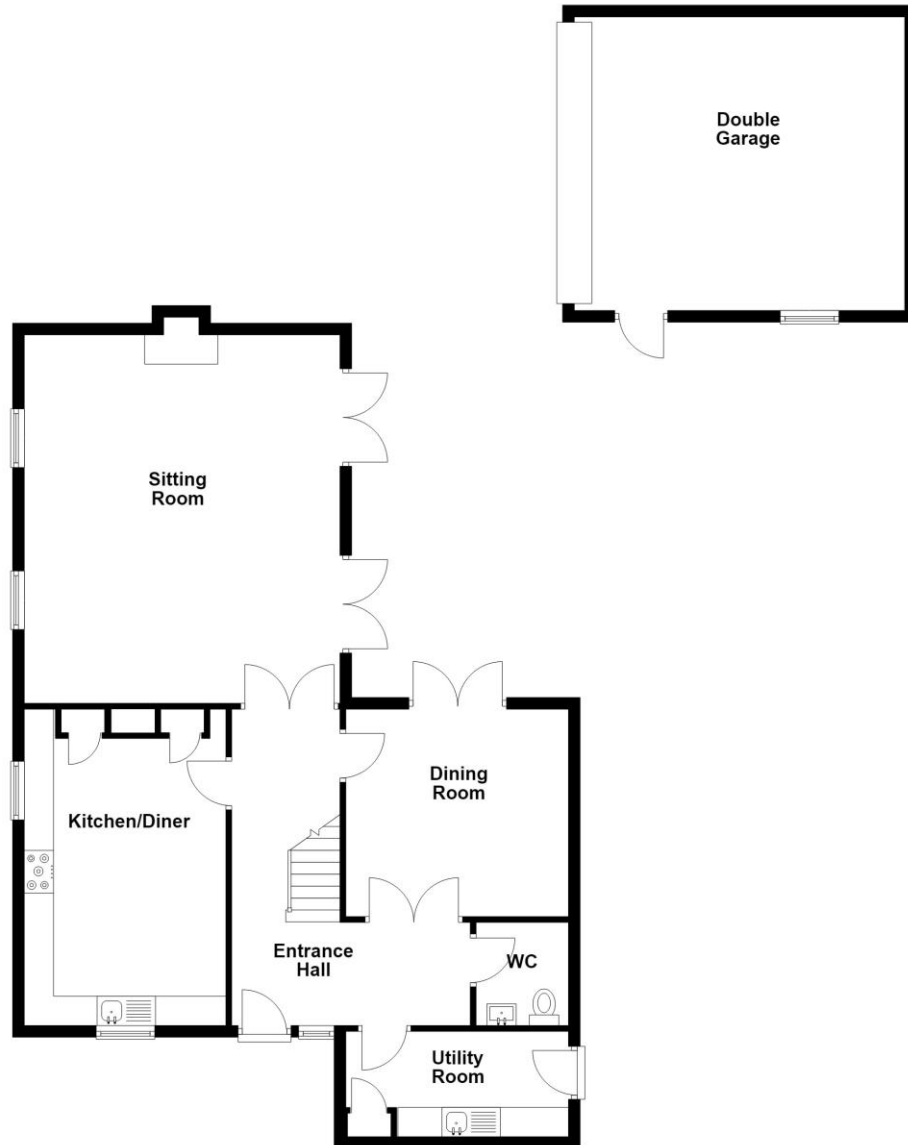
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PLEASE NOTE:-

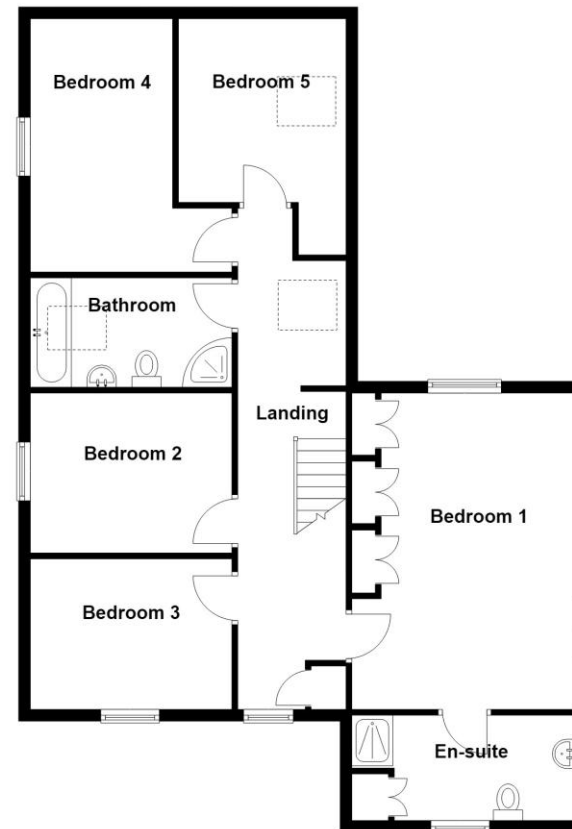
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

