



# 11 Garton Close

, Appleby Magna, DE12 7AU

£750,000

A rare opportunity in the heart of Appleby Magna — a beautifully modernised four-bed bungalow set within generous gardens and featuring its own private lake. Tucked away on a quiet cul-de-sac, this home offers exceptional privacy, single-level living, and a lifestyle you won't often find in this area.

**The Living Spaces**

The heart of this 1,500+ square foot home is its stunning open-plan kitchen, where contemporary design meets everyday functionality. High-gloss units paired with granite-effect worktops create a space that's both striking and practical, while the seamless flow into living areas makes it perfect for both intimate family dinners and larger gatherings.

The spacious lounge serves as the home's focal point, anchored by an elegant gas fireplace and offering panoramic views across the mature gardens. Floor-to-ceiling windows flood the space with natural light, creating an immediate connection with the spectacular outdoor setting. Adjacent to this, a versatile conservatory extends the living space year-round, providing the perfect spot for morning coffee while watching the sunrise over your private lake.

The accommodation is completed by four generously proportioned bedrooms, including a master

- Luxurious 4-bedroom detached bungalow with master suite and walk-in wardrobe
- Stunning modern kitchen with high-gloss units and granite-effect worktops
- Spacious lounge with elegant gas fireplace and panoramic garden views
- Year-round conservatory extending living space into the garden setting
- Generously sized family bathroom with contemporary fixtures
- Extensive off-street parking for up to 10 vehicles
- Nearly one acre (0.92 acres) of mature landscaped gardens
- Rare opportunity private lake included with property
- Prime cul-de-sac location combining privacy with village convenience

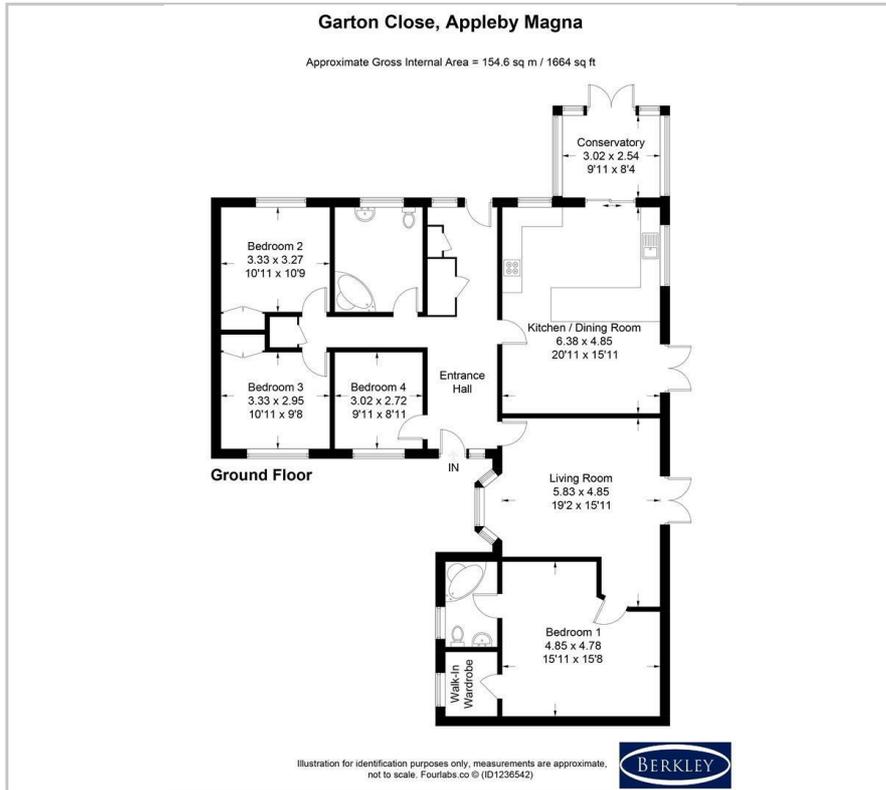
**Viewing**

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.



 4
  2
  2
  D

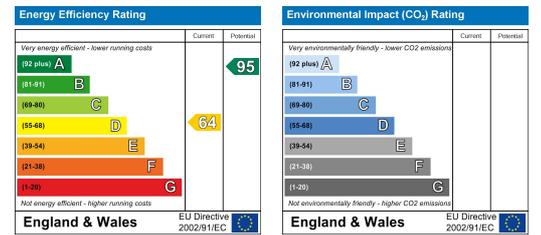
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.