

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

Occupying an enviable position within the highly sought-after village of Appleby Magna, this beautifully presented three-bedroom family home forms part of an exclusive development and offers a superb blend of contemporary living, energy efficiency and village charm. Built to a high specification, the property has been thoughtfully designed with elegant proportions and well-balanced accommodation throughout.

The welcoming entrance hall leads to a spacious bay-fronted sitting room, creating a bright and inviting reception space for relaxing and entertaining. To the rear of the property, the impressive open-plan kitchen/dining room forms the heart of the home, featuring French doors opening directly onto the garden and providing excellent indoor-outdoor living. A guest cloakroom and a versatile office space complete the ground-floor accommodation.

On the first floor are three generous double bedrooms and a contemporary family bathroom. The principal bedroom enjoys a pleasant rear aspect and benefits from fitted wardrobes together with a stylish en-suite shower room, creating a comfortable private retreat.

Externally, the property is approached via attractive low-maintenance frontage. The private driveway with EV charging provides off-road parking for several vehicles, and leads to the integral single garage. The landscaped rear garden offers an excellent degree of privacy and features a paved entertaining terrace, lawn, stocked borders and additional seating areas, making it ideal for family life and summer gatherings.

Appleby Magna is a popular and well-connected village offering a primary school, nursery, local butcher, two village pubs and a thriving community atmosphere. The market towns of Ashby-de-la-Zouch and Market Bosworth are both within easy reach, while excellent road links via the M42 provide convenient access to Birmingham, Nottingham and Leicester.





- 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



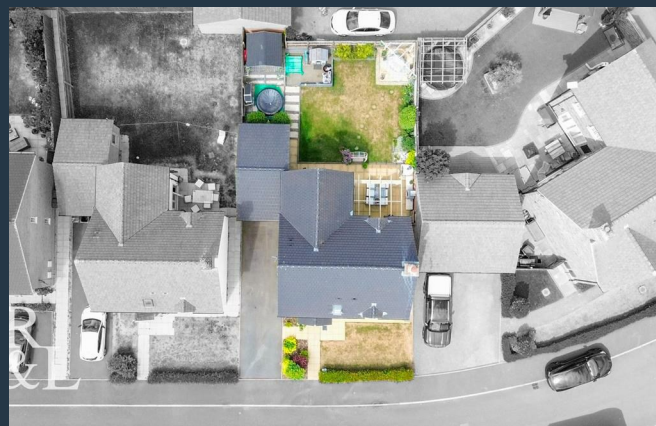
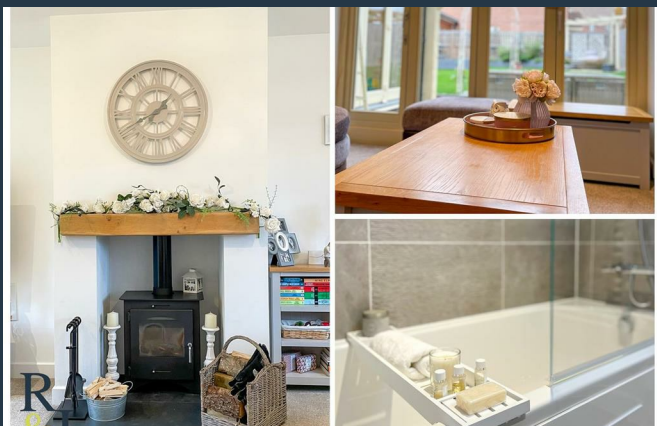


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Historically, Appleby was one of the largest and wealthiest parishes in Leicestershire, which was reflected by its large church. However, the village and its population have remained fairly small by restricting large-scale development.

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.



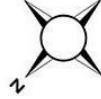
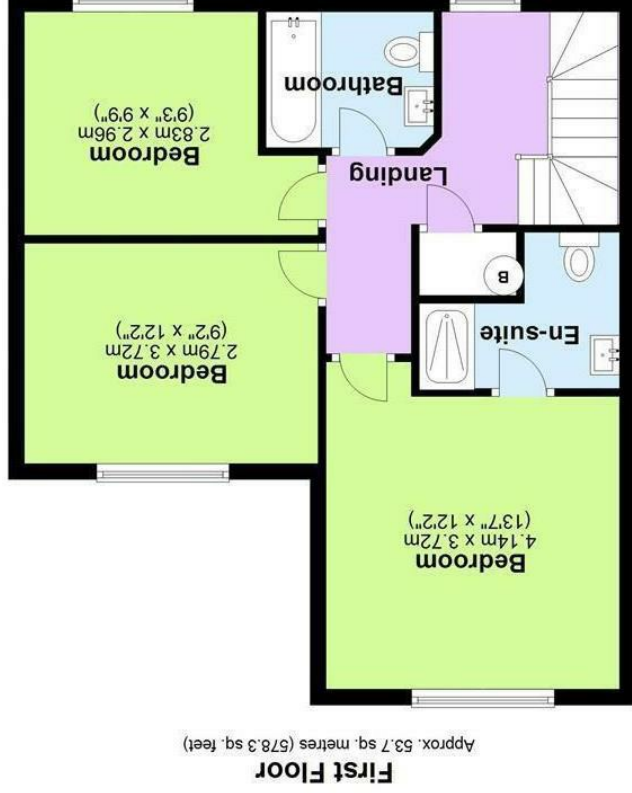
The Sir John Moore Church of England Primary School was originally known as Appleby Grammar School. Built in 1697, the school was founded by Lord Mayor and Alderman of London, Sir John Moore, as a gift to his home village. The original plans for the school were drawn up by Sir Christopher Wren but the 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	
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EPC

