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# Steeple View Lane Appleby Magna

- Beautifully presented bay fronted family home
- Three double bedrooms and a separate family bathroom
- Private driveway and detached garage
- Open-plan family kitchen
- En suite and fitted wardrobes to main bedroom
- Landscaped rear garden to include seating terraces
- Located in the popular village of Appleby Magna
- EPC Rating B / Council Tax Band C / Freehold

Nestled in the charming village of Appleby Magna, this delightful semi-detached house on Steeple View Lane offers a perfect blend of comfort and convenience. Spanning an impressive 1,264 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright hallway before moving into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the private spaces.

The property features two modern bathrooms, which add to the convenience of daily living, especially for larger households. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and rejuvenating mornings.

Outside, the property offers ample parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

This semi-detached house on Steeple View Lane is not just a property; it is a lifestyle choice, offering a peaceful setting while remaining well-connected to local amenities and transport links. Whether you are looking to settle down or invest, this home presents an excellent opportunity in the heart of Appleby Magna.



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## General Description

Alexanders of Ashby-de-la-Zouch offer to the market a beautifully presented bay fronted family home with a private driveway, detached garage and delightful gardens, constructed as part of a small exclusive development in the highly sought-after village of Appleby Magna.

## Accommodation

The property was built to an exacting and high specification by Mulberry Homes in 2017, built in Victorian proportions, boasting 1,270 square feet of internal living space laid across two floors comprising in brief: Entrance hall, W.C, spacious sitting room with bay window to front, and an open-plan family kitchen with two sets of French doors leading out onto the rear seating terrace and garden.

Upstairs are three double bedrooms and a separate family bathroom. The main bedroom is to the rear and has modern en suite facilities and a bank of fitted wardrobes.

## External

Outside the property is set behind low maintenance front gardens. There is a generous private driveway to the left hand side with off-road parking for two/three vehicles and an oversized detached garage that has a second pedestrian door into the garden.

The deceptive rear garden offers a good degree of privacy and is landscaped to include seating terraces, borders and a central lawn.

## Location

The property is located in the popular village of Appleby Magna. There is a village school, pre-school, nursery, two popular pubs and a local butcher, as well as other local businesses. The village is situated within easy reach of the market towns of Ashby-de-la-Zouch and Market Bosworth, as well as road links to the major cities of Birmingham, Nottingham, and Leicester via the M42 and M1 motorways.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold. Annual Maintenance charge to Green Belt Group £398.75

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.





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## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Money Laundering

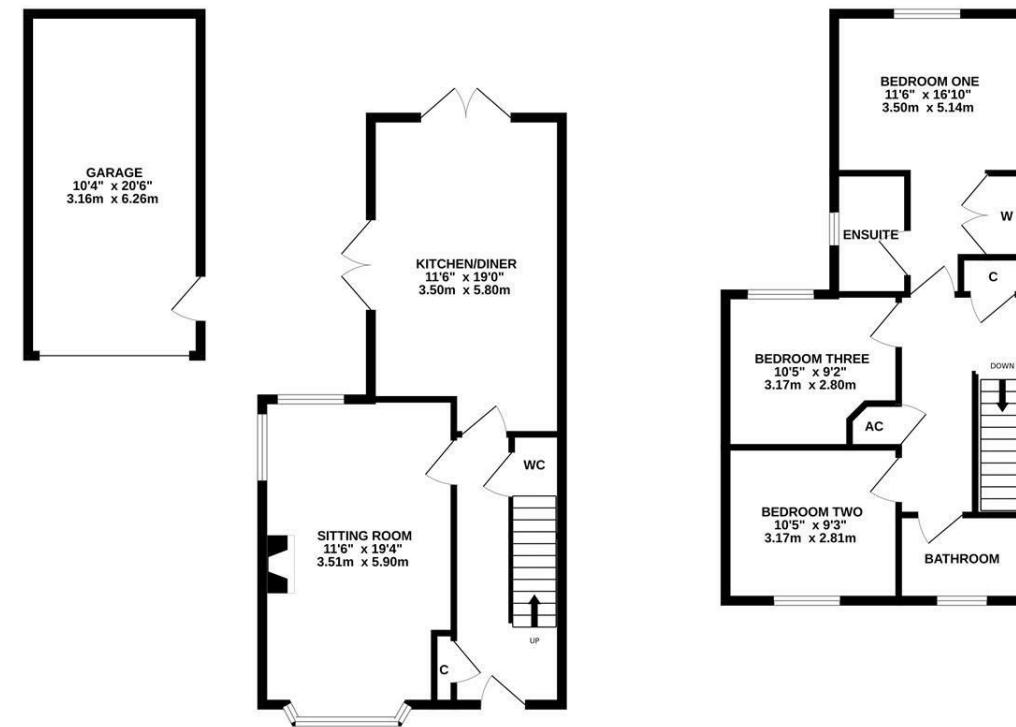
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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