

Alexanders
MarketMakers.

Steeple View Lane
Appleby Magna

- Beautifully presented three bedroom family home
- Exclusive Mulberry Homes development
- Bay-fronted sitting room
- Superb dual-aspect open-plan kitchen/diner
- Three generous double bedrooms
- Converted garage providing versatile office space
- Landscaped rear garden with seating terrace
- Walking distance to village amenities
- EPC Rating B / Council Tax Band C / Freehold

Alexanders of Ashby-de-la-Zouch are delighted to offer to the market this beautifully presented bay-fronted three bedroom, two bathroom semi-detached family home, occupying an enviable position within an exclusive Mulberry Homes development in the highly sought-after village of Appleby Magna.

Constructed in 2017 to an exceptional specification and inspired by elegant Victorian proportions, the property extends to approximately 1,270 square feet of beautifully appointed accommodation. A welcoming entrance hall leads through to a spacious bay-fronted sitting room, complete with a charming multi-fuel burner, creating a warm and inviting focal point. The heart of the home is the impressive open-plan family kitchen/diner, complete with two sets of French doors opening onto the rear terrace and landscaped gardens. A useful guest cloakroom and recent garage conversion into a home office complete the ground floor.

Upstairs, the property offers three generous double bedrooms and a contemporary family bathroom. The main bedroom enjoys a peaceful rear aspect and benefits from fitted wardrobes together with a stylish en suite shower room.

Externally, the property is set behind attractive, low-maintenance front gardens with a generous private driveway providing off-road parking for two to three vehicles, with pedestrian access to the rear garden via a side gate. The rear garden enjoys an excellent degree of privacy and is one of the largest plots of its house type. A large paved seating terrace leads directly from the kitchen/diner, with well-stocked borders, a central lawned area, a large decked seating area with a pergola over, and a useful summerhouse.

Further enhancing the property's appeal are its excellent energy-efficient credentials, including owned solar panels, a battery storage system and an EV charging point, offering the potential for reduced running costs while supporting modern, sustainable living.













Location:
Appleby Magna is one of North West Leicestershire's most desirable villages, offering a thriving community and an excellent range of local amenities, including a highly regarded primary school, pre-school, nursery, two popular public houses, a village butcher, and a selection of independent businesses. The village enjoys superb access to the nearby market towns of Ashby-de-la-Zouch and Market Bosworth, while the M42 and M1 provide excellent commuter links to Birmingham, Nottingham, Leicester, and beyond.

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:
The property is being sold freehold with vacant possession upon completion. An annual service charge of £420.74 applies.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. 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:
The property is connected to mains gas, electricity, water, and drainage.

This home benefits from installed solar panels and battery storage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

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.

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.

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

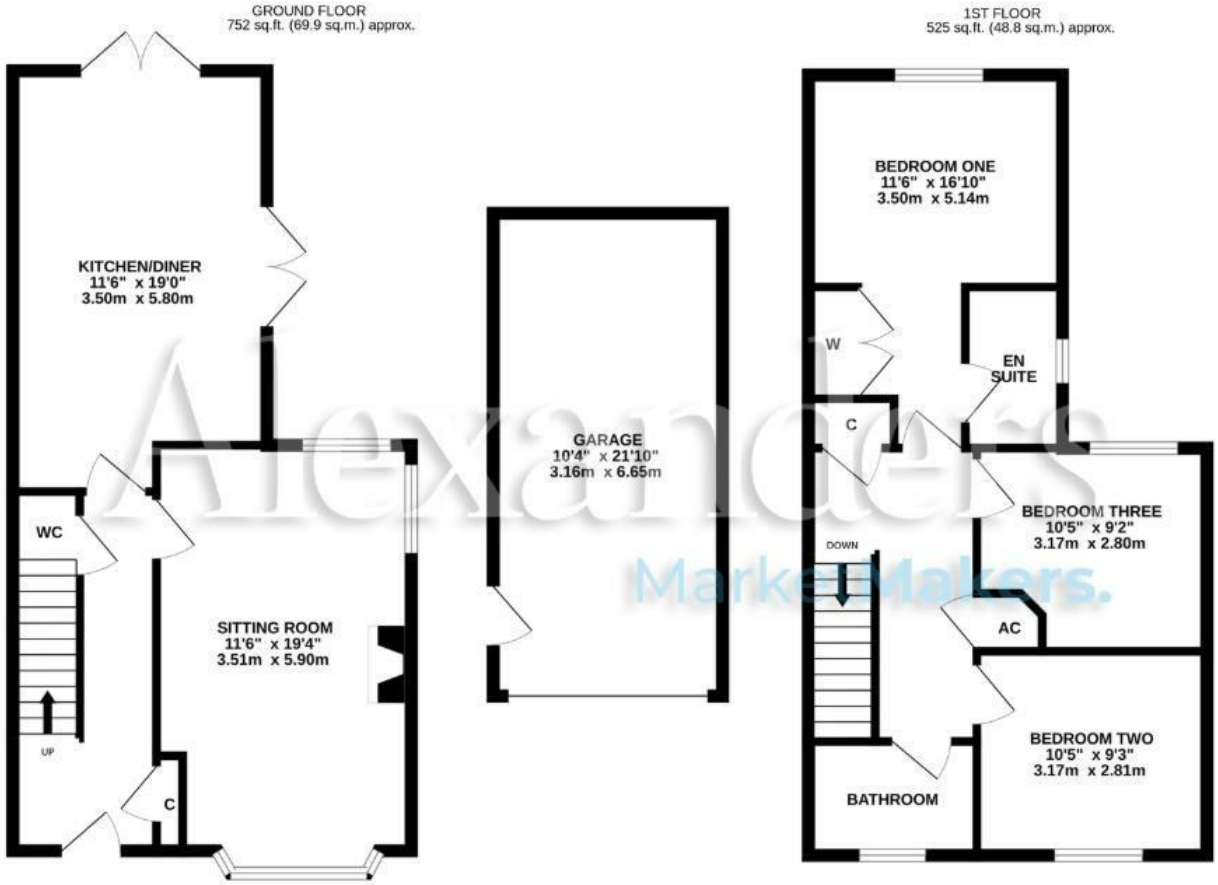

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Money Laundering:

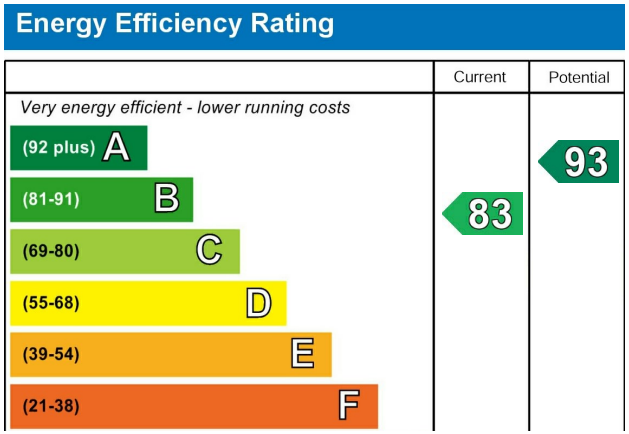
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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











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