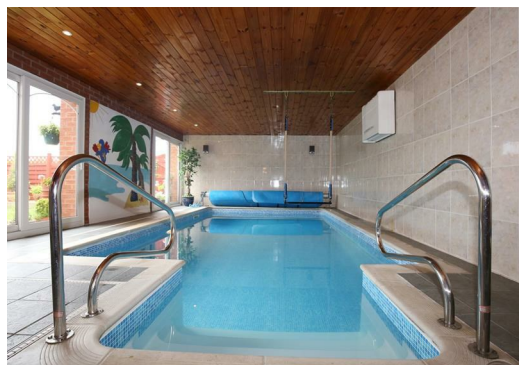




Church Street,

Appleby Magna, Derbyshire, DE12 7BB

£1,200 PCM



**** NEW TO LET**** Boasting an ANNEXE, a superb HEATED INDOOR SWIMMING POOL, FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS and a landscaped rear garden enjoying views over the local playing fields, this SUBSTANTIAL individually-designed family home is situated in a sought-after North Leicestershire village and has a tandem DOUBLE GARAGE and ample off-road parking. Take a look inside and you'll find, on the ground floor: a reception hallway, good-sized lounge with feature brick fireplace, double doors to the dining room, a conservatory, kitchen, cloakroom/w.c., and an annexe with utility room/second kitchen, bedroom 5/study and a wet room. An indoor swimming pool with patio doors leading outside into the rear garden. On the first floor: a master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Viewing is enthusiastically recommended!

THE LOCATION

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the Midland cities of Birmingham, Coventry, Nottingham, Derby and Leicester. Within walking distance of the house you'll find several public houses, a Post Office/convenience store, and Sir John Moore School rated 'outstanding' by Ofsted. There is an excellent range of independent schools available further afield including: Twycross House, Manor House at Ashby de-la-Zouch, Dixie Grammar School at Market Bosworth and Repton School. Country pursuits to be enjoyed in the area include: walking, horse riding, a water park, golf and tennis. There is also a recently completed marina at Market Bosworth on the Ashby Canal.

ANNEXE

SECOND KITCHEN / UTILITY ROOM

9'8"x 8'5" (2.95x 2.57)

Fitted with base and drawer units and matching display wall cupboards. There's an inset one and a half bowl sink with tiled worktops and splashbacks. An integrated fridge and a separate freezer, space and plumbing for a washing machine. A central heating radiator, and a double glazed window to the swimming pool. A door to the:

STUDY / BEDROOM FIVE

20'5" max x 9'6" max (6.22 max x 2.90 max)

With a central heating radiator, fitted desk and a double glazed front window. (The corner of this room is taken up by the wet room).

WET ROOM

Comprising: an open walk-in Mira electric shower, wash hand basin and a low-flush toilet. A central heating radiator, tiled floor, electric shaver point, extractor fan and a side lobby with radiator.

REAR LOBBY

With tiled flooring, a double glazed window and doors leading to the rear garden and the:

HEATED INDOOR SWIMMING POOL ROOM

29'9"x 15'10" (9.07x 4.83)

The pool itself measures approx 18' 9" + steps by 11' 9" wide, and the pool room is believed to have been built in 2000. With under-water flow jets, tiled flooring, part-tiled walls, a central heating radiator and two sets of double glazed patio doors leading outside into the rear garden. There are also doors to the tandem double garage and a built-in cupboard which houses the pumps for the swimming pool. The pool has its own boiler to heat the water. Returning to the entrance hall, stairs rise to the:

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

With a central heating radiator and a double glazed front window. Doors to the four bedrooms and family bathroom.

MASTER BEDROOM

13'3"x 12'6" (4.04x 3.81)

Fitted with a range of wardrobes with mirrored sliding doors, hanging rails and shelving. A covered radiator, ceiling spotlights and a double glazed window with commanding view overlooking the garden and playing fields to the rear of the property. A door to the adjoining:

EN SUITE SHOWER ROOM

Comprising: a fully tiled shower cubicle with electric shower, pedestal wash hand basin and a low-flush toilet. A central heating radiator, coved ceiling and a double glazed rear window.

ABOUT THE PROPERTY

*** REDUCED FOR A QUICK SALE!!!!** * Boasting a superb heated door swimming pool, four double bedrooms, three reception rooms and a landscaped rear garden enjoying views over the local playing fields, this substantial individually-designed family home is situated in a sought-after North Leicestershire village and has a double tandem garage and ample off-road parking. Take a look inside and you'll find, on the ground floor: a reception hallway, good-sized lounge with feature brick fireplace, double doors to the dining room, a conservatory, kitchen, cloakroom/w.c., annexe with utility room/second kitchen, bedroom 5/study and a wet room. An indoor swimming pool with patio doors leading outside into the rear garden. On the first floor: a master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Viewing is enthusiastically recommended!

BEDROOM TWO

15'9"x 11'8" (4.80x 3.56)

A generous-sized second bedroom with a range of fitted wardrobes with mirrored sliding doors, central heating radiator and a double glazed front window.

BEDROOM THREE

13'2"x 9'7" (4.01x 2.92)

With a central heating radiator and double glazed front window.

DOUBLE BEDROOM FOUR

13'2"x 9'8" (4.01x 2.95)

A central heating radiator, and a double glazed rear window overlooking the garden and playing fields. A low door and steps down to the:

WALK-IN LOFT STORAGE SPACE

3.28x 3.07 m into purlins + under-eaves space

With room to stand up in, a good-sized space offering plenty of useful storage room.

FOUR-PIECE FAMILY BATHROOM

7'9"x 6'4" (2.36x 1.93)

Comprising: a panelled bath with electric shower over, pedestal wash hand basin, bidet and a low-flush toilet. An airing cupboard housing the hot water cylinder and linen storage, tiled walls and an electric shaver point.

OUTSIDE

FRONT and PARKING

To the front of the property you'll find a lawned area, corner planted border and a Tarmac driveway offering off-road parking for 3 cars, leading to the:

DOUBLE TANDEM GARAGE

30'8"x 15'5" max (9.35x 4.70 max)

(Narrowing to 9' 1" at the far end). A large tandem double garage with electrically-operated up-and-over door, separate storage area to the side, and access to the indoor swimming pool.

REAR GARDEN

The landscaped garden enjoys superb open views over the playing fields to the rear. There's a paved patio, lawn, raised gravelled bed and a variety of planted shrubs with fencing to the boundaries. A timber gate gives access to the playing fields.

ACCOMMODATION IN DETAIL

The UPVC double glazed entrance door with matching side windows opens into the:

AND FINALLY...

* NOW REDUCED IN PRICE FOR A QUICK SALE! * A good-sized modern family home in a pleasant edge of village position. Viewing is enthusiastically recommended! The heated indoor swimming pool is a real bonus.

COUNCIL TAX BAND

The property is in council tax band: 'F'.

HOW TO GET THERE

From our NEWTON FALLOWELL office in the heart of ASHBY-DE-LA-ZOUCH: Turn left into Market Street. Left at the second mini-island into Bath Street and Tamworth. Follow this road out of town for about a mile and, at the roundabout, turn right onto the M42 motorway towards Birmingham. In a few miles, turn off at Junction 11 (the A444) and take the first exit towards Measham. In just 100 metres turn right signposted to Appleby Magna. In half a mile or so, at the T-junction, turn right and right again into Church Lane, passing the church on your left hand side. The house can be found in about 200 metres on the right hand side - identified by our 'For Sale' board. POST CODE for SAT NAVS: DE12 7BB.

PLEASE NOTE:

SERVICES: All mains are connected. The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. TENURE: Freehold - with vacant possession on completion. Newton Fallowell recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase. MEASUREMENTS: Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. VIEWING: By strict appointment through the selling agent.

RECEPTION HALLWAY

With Karitin flooring, a concealed radiator, stairs off to the first floor, and a door to the:

SPACIOUS LOUNGE

17'6"x 14'10" (5.33x 4.52)

The focal point of this good-sized lounge is the feature brick-built fireplace incorporating a coal-effect gas fire and tiled hearth with tiled shelves either side. A central heating radiator, decorative coving and ceiling rose, and a double glazed front window. Opaque decorative glazed double doors lead through to the:

DINING ROOM

11'6"x 10'7" (3.51x 3.23)

With a central heating radiator, and sliding glazed doors to the:

CONSERVATORY

10'4"x 8'10" (3.15x 2.69)

Constructed with a brick base, UPVC double glazed windows and doors and a polycarbonate pitched roof. Double glazed French doors lead outside into the rear garden.

BREAKFAST KITCHEN

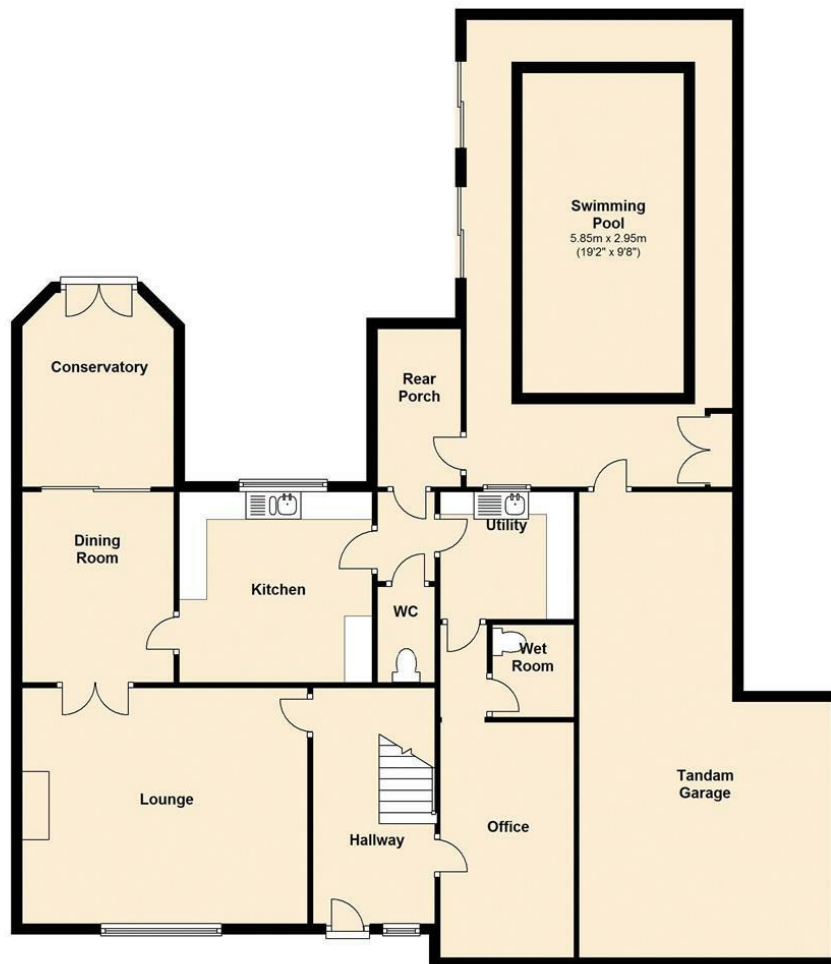
11'10"x 11'8" (3.61x 3.56)

Fitted with a range of base and drawer units and matching wall cupboards. There's a stainless steel one and a half bowl sink and drainer with mixer tap and waste disposal unit. Roll-edged worktops and complementary tiled splashbacks. An inset five-burner Bosch gas hob with wok burner and overhead extractor hood, a built-in eye-level electric oven/grill, and space and plumbing for a dishwasher and a table and chairs. A central heating radiator, ceiling lights and a double glazed window overlooking the rear garden. A door to the rear entrance lobby and:

CLOAKROOM / W.C.

Fitted with a low-flush toilet and a cupboard.

Ground Floor Approx. 170.8 sq. metres (1838.3 sq. feet)



Total area: approx. 262.7 sq. metres (2827.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
England & Wales	EU Directive 2002/91/EC	



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