



Church Street
Appleby Magna
DE12 7BB

£230,000

A CHARMING, beautifully presented 2 bedroom semi-detached COUNTRY COTTAGE full of character with exposed beams, large dining kitchen, COSY LOUNGE WITH LOG BURNER, spacious master bedroom, re-fitted LUXURY SHOWER ROOM, long garden with patio, next to the pub & on street parking..NO CHAIN



Property Features

- Country Cottage
- Great Position
- Charm & Character
- Heart of Village
- Long Garden
- 2 Bedrooms
- Luxury Shower Room
- Cosy Lounge
- Dining Kitchen
- No Chain

Full Description

Occupying a great position right in the heart of the village, lying next door to the Crown inn and St. Michael & All Angels Church, you couldn't be better placed to embrace the wonderful village lifestyle by acquiring this delightful semi-detached country cottage of charm and character complemented by the established long rear garden with patio.

Beautifully presented throughout the cottage successfully blends in the old with the new including ceiling beams, a log burner in the lounge, fitted kitchen and a stylish modern shower room, whilst benefitting gas central heating and UPVC windows.

With a welcoming cosy lounge as you enter, characterised by the fireplace with log burner and ceiling beams, with steps down into the dining kitchen is a great size with a

modern range of units with integrated appliances, useful built in cupboard and stairs off to the first floor. There are two good sized bedrooms including the large main bedroom with built in wardrobes and a stylish re-fitted shower room.

Outside there is on street parking on Church Street and side access to the rear garden. The cottage enjoys a long established lawned rear garden with patio area, log store and a useful garden shed.

Conveniently positioned within 1 mile off junction 11 of the M42, Appleby Magna occupies a most accessible location, conveniently placed for the midlands motorway network, within 1/2 an hours drive of both Tamworth (9 miles) and Birmingham(24 miles), with the market towns of Ashby de la Zouch(7 miles) and Market Bosworth(10 miles) close by.

The village enjoys a thriving heartbeat with 2 great local Pubs the Crown & Black Horse, Sir John Moore Primary School, St. Michael and All Angels Church. the National Forest sits close by with Hicks Lodge and Conkers Visitor all within easy reach.

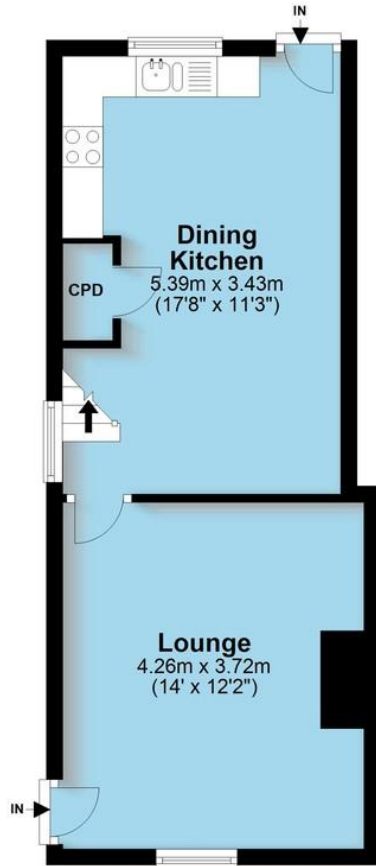
TENURE We are advised the property is Freehold

COUNCIL TAX The property is in Tax Band C





Ground Floor



First Floor



Total area: approx. 69.3 sq. metres (746.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

2 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements