

Botts Lane

Appleby Magna, Swadlincote, DE12 7AL

John 
German





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£795,000

Individual extended village residence set in a sought after corner of Appleby Magna offering a combination of large family gardens laid to lawn of around 0.5 acres and a beautiful adjacent paddock of 1.43 acres. A sweeping drive to the rear takes you to a large 6.3m x 6m double garage and carport.

A typically English country village where you can embrace all the qualities of village life. The village benefits from a most strategic position lying within 1 mile of junction 11 of the M42, which makes commuting to both Tamworth and Birmingham less than 1 hour and links in perfectly to the M1 with the cities of Leicester, Nottingham and Derby within easy reach. The market towns of Ashby-de-la-Zouch, Market Bosworth, Measham and Burton on Trent are all within close proximity. The village enjoys an excellent local Primary School, Church and the Black Horse Pub; famed for its excellent beers and food.

A half glazed entrance door takes you into a wonderful reception room/hallway which has attractive parquet flooring underfoot and coving to the ceiling. To your right, a door opens into the front facing lounge which has two front facing uPVC double glazed windows, coving to the ceiling and at the focal point of the room is a feature fireplace with inset wood burning stove.

Next is the separate dining room, a fabulous entertaining space with coving to the ceiling, a connecting door taking you into the kitchen, and leaded half glazed French doors take you into a uPVC double glazed conservatory which has lovely views over the gardens, patio area and paddock.

The family breakfast kitchen is appointed with base and wall mounted cabinets along two sides of the room offering plentiful storage, complimentary rolltop work surfaces incorporate a one and half bowl stainless steel sink with mixer tap and ceramic tiled splashbacks, there is space for a washing machine, dishwasher and cooker and space for a family breakfast table. A uPVC double glazed window offers lovely views down across the garden.

A stable door from the kitchen takes you into the rear hallway which has a door to the rear garden, access to the utility area, alongside a ground floor WC.

An internal door takes you into the garage/workshop which has an up and over entrance door and the benefit of light and power, with a door out to the rear garden.

Upstairs on the first floor leading off the landing, there are four great sized bedrooms. Bedroom one has the benefit of patio doors leading onto a Juliet balcony which overlooks the gardens below. It also has the benefit of a dressing room with fitted wardrobes and a private en suite which has oversized shower cubicle, pedestal wash hand basin and WC. There is also a study/sitting room leading off.

Bedroom two is another good size double room and it too has the benefit of a en suite shower room with pedestal wash hand basin, WC and benefits from a bank of fitted wardrobes running along one wall providing a dressing area. A window overlooks the gardens beyond.

Bedrooms three and four are both good sized rooms and have the benefit of a family bathroom set across the landing with bath, WC and wash hand basin.

Outside, the property sits back from the lane behind a walled fore garden, there is a driveway providing off road parking and access to the integral garage. To the side of the property, a five-bar gate opens onto a sweeping driveway which leads around to the rear of the property and takes you to the double garaging with twin opening double doors, with a carport to the side.

The property has a wonderful patio area with mature planting, and as mentioned, an expanse of gardens laid to lawn offering great privacy. The property has the benefit of an adjoining paddock of around 1.43 acres.

The property has the benefit of infrared heating system, automatic water softener system, solar panels and alarm system.

Agents note: Please note that a neighbour does have a right of way across the side paddock entrance to its neighbouring fields.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Infrared heating system

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/04062024

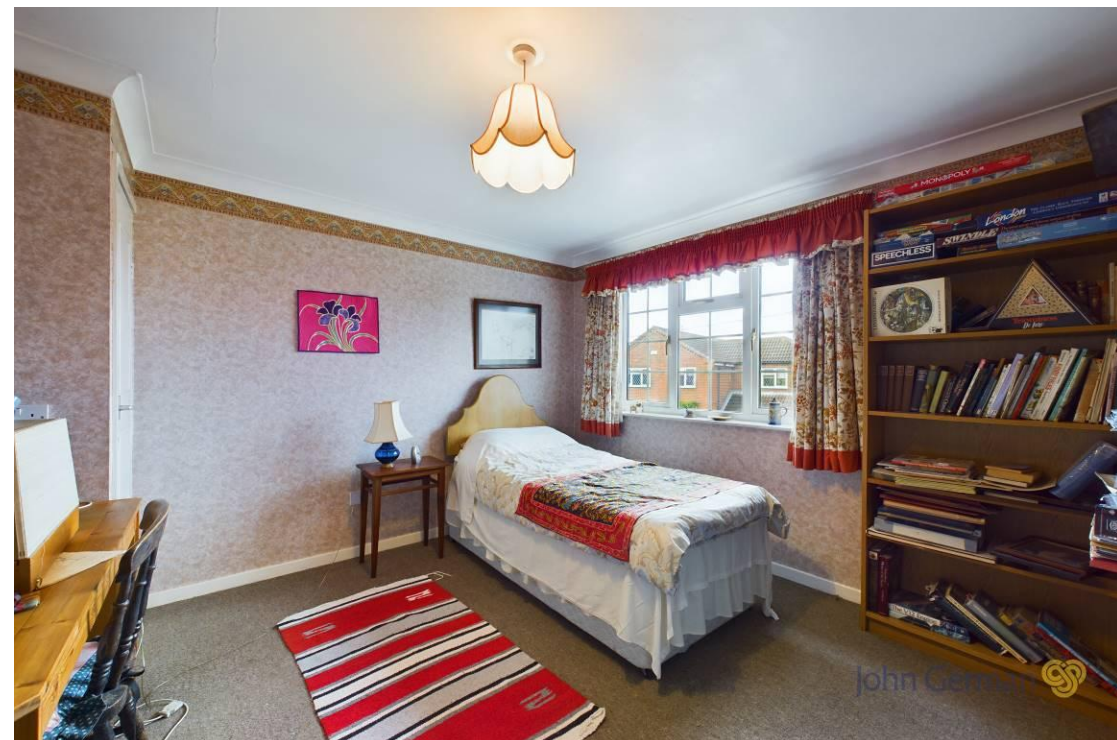
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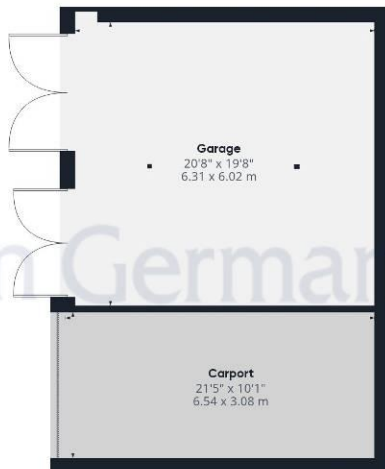




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2580.39 ft²

239.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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