



18, Hillside, Appleby Magna, Derbyshire, DE12 7AB

HOWKINS &
HARRISON

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Appleby Magna,
Derbyshire, DE12 7AB

Guide Price: £280,000

Vacant and ready to move straight into, this extended two-bedroom linked bungalow provides approximately 869 sq ft of accommodation in the sought-after village of Appleby Magna.

The property has been enlarged to create a particularly generous living and dining arrangement, with the accommodation comprising an entrance hall, fitted kitchen, two bedrooms, shower room/WC, a spacious living room and an extended dining room with French doors opening onto the rear garden.

Outside, there is driveway parking to the front and side, together with a lawned frontage and an enclosed rear garden with paved and decked seating areas.

The combination of flexible single-storey living, useful extension and attractive village location makes this a very appealing home.





Location

Hillside is situated in the attractive village of Appleby Magna, a well-established North West Leicestershire village offering a pleasant semi-rural setting with convenient access to surrounding towns and the wider road network. The village is well placed for everyday amenities, local schooling and countryside walks, while nearby Measham, Ashby-de-la-Zouch, Tamworth and Burton upon Trent provide a broader range of shopping, leisure and transport facilities. Appleby Magna is particularly convenient for commuters, with straightforward access to the A42/M42 corridor, linking towards Birmingham, Nottingham, Derby and the wider Midlands motorway network.

Travel Distances

Measham: approximately 4 miles
Ashby-de-la-Zouch: approximately 7 miles
Tamworth: approximately 10 miles
Burton upon Trent: approximately 11 miles
Coalville: approximately 11 miles
East Midlands Airport: approximately 16 miles
Derby: approximately 20 miles
Birmingham: approximately 24 miles



Accommodation Details

The side entrance door opens into the hall, giving access to the two bedrooms, shower room and kitchen, before leading through to the main living accommodation. The kitchen is fitted with a range of white wall and base units, wood-effect work surfaces, tiled splashbacks and an integrated oven with hob. The living room is a generous space with a feature fireplace and flows through to the extended dining room, creating a bright and versatile reception area. The extension is enhanced by a large roof lantern, recessed lighting and French doors opening directly onto the rear garden. There are two well-proportioned bedrooms, together with a tiled shower room fitted with a walk-in shower enclosure, pedestal wash basin and WC.

Outside

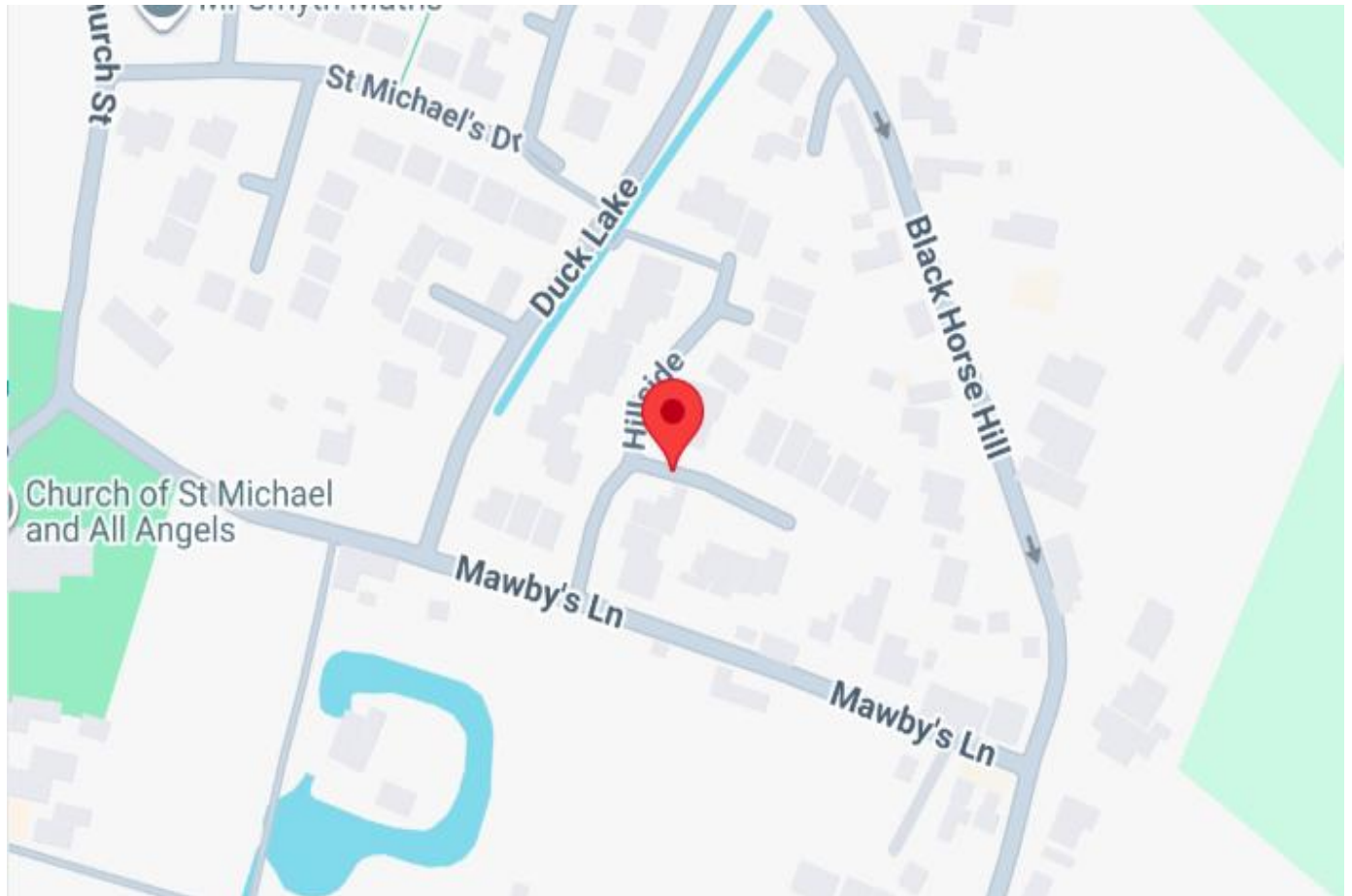
Externally, the property has a block-paved driveway providing off-road parking and a lawned frontage. To the rear is an enclosed garden with paved and decked seating areas, mature planting and good space for outdoor relaxation.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Ground Floor
Approx. 80.7 sq. metres (869.1 sq. feet)



Total area: approx. 80.7 sq. metres (869.1 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.