



1 St. Helens Lane

Appleby Magna | DE12 7DF | Guide Price £425,000

ROYSTON
& LUND

- Guide Price £425,000 - £435,000
- Four Bedroom Family Home
- Surrounded by Open Fields & Scenic Walks
- Close to Numerous Amenities
- EPC: B
- Prime Location with Appleby Magna
- Spacious Kitchen/Dining Room
- Ground Floor WC & First Floor Bathroom
- Council Tax: E
- Freehold





***Guide Price: £425,000 - £435,000

Occupying a desirable position within the highly sought-after village of Appleby Magna, this beautifully appointed four-bedroom detached family home is surrounded by picturesque countryside and an abundance of scenic walking routes. Offering spacious accommodation throughout, a beautifully landscaped garden and an enviable village lifestyle, this superb property combines modern family living with the charm of a peaceful rural setting.

Upon entering, you are welcomed by a spacious entrance hall which leads to the principal living accommodation and staircase rising to the first floor. To the front of the property is a versatile reception room, ideal as a formal dining room, snug or home office, while the generous living room provides a comfortable and inviting space to relax with family and friends.

To the rear of the home is the impressive open-plan kitchen/dining room, undoubtedly the heart of the property. Beautifully fitted with a range of contemporary units, generous worktop space and ample room for family dining, this bright and airy space benefits from French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A convenient ground floor WC completes the accommodation.

The first floor offers four well-proportioned bedrooms, all beautifully presented and flooded with natural light. The spacious principal bedroom enjoys the added luxury a stylish private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to an excellent standard.





EPC

Energy Efficiency Rating

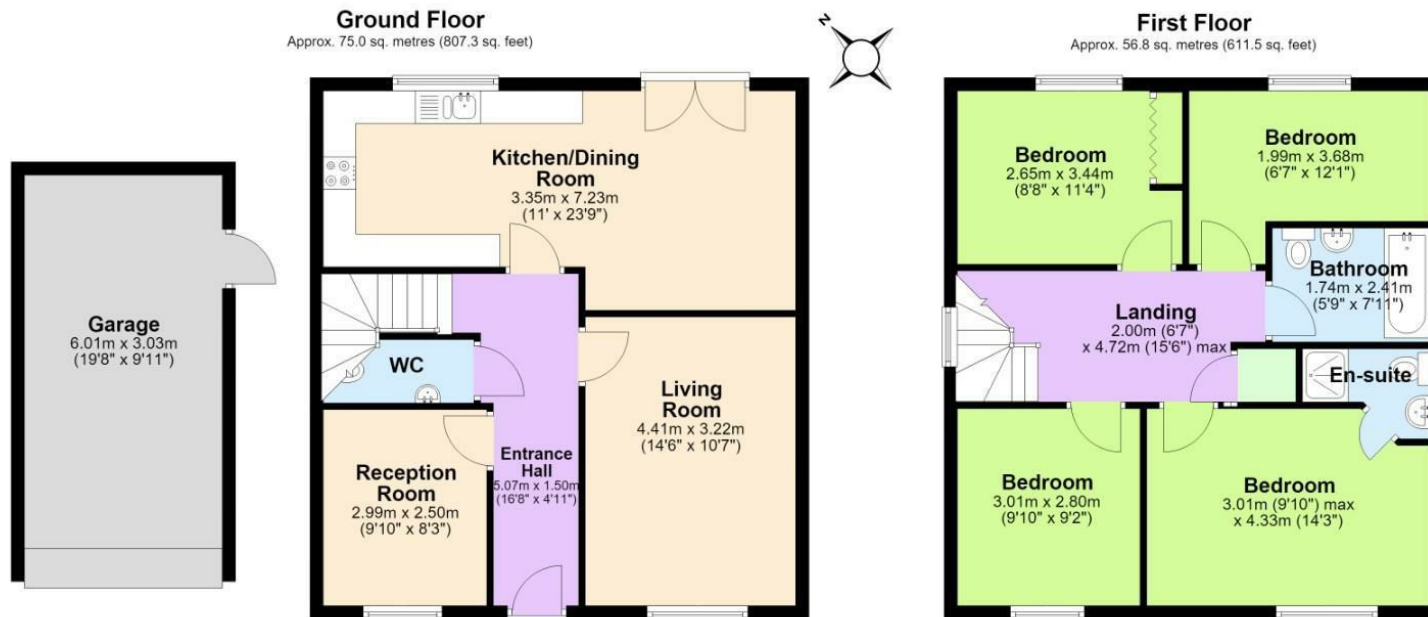
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 131.8 sq. metres (1418.8 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**