

17 St. Helens Lane

Appleby Magna | DE12 7DF | Guide Price £400,000

ROYSTON & LUND

- Guide Price: £400,000 - £420,000
- Top Floor Principle Bedroom with En-Suite
- Popular Location of Appleby Magna
- Driveway, Single Garage & EV Charger
- EPC: B
- Four Bedrooms Detached Family Home
- First Floor Family Bathroom
- Low Maintenance Rear Garden
- Council Tax: D
- Leasehold

















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A beautifully presented four bedroom detached family home situated in the popular village of Appleby Magna. This stylish property combines generous living spaces with an impressive principal bedroom suite, a landscaped rear garden and driveway parking with an EV charging point, making it an ideal choice for a growing family.

The welcoming hallway provides access to the ground floor rooms, a WC and stairs to the first floor. The kitchen/dining room is fitted with wall and base units, complemented by wood-effect worktops and an integrated oven, gas hob and extractor. There is space for a dining area, creating a sociable setting for family meals and entertaining.

The bright and spacious living room offers plenty of room for comfortable seating. A stylish feature media wall provides a focal point, while windows and French doors bring in natural light and offer direct access to the rear garden.

The first floor hosts three well proportioned bedrooms, comprising two doubles and a single. All three are served by a beautifully finished family bathroom featuring a bath with an overhead shower, wash basin and WC.

Occupying the second floor, the generous principal bedroom provides ample space for bedroom furniture, dormer window and roof light, with private en-suite shower room.

Externally, the property enjoys an attractive frontage with side driveway. Which provides parking for two vehicles and leads to the single garage, with an EV charging point.

The enclosed rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring raised planters and a covered seating area.

Buyers Note: Property is subject to various fees - Ground Rent: £150.00, Annual Service Charge: £250,00 - rates are an approximate total and should be verified by your solicitor.

For more information: https://reports.sprift.com/property-report/?access_report_id=5785042

Leasehold

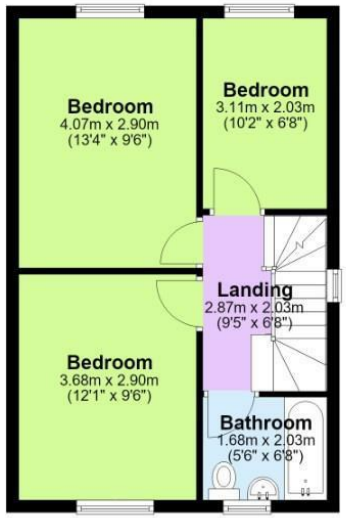
Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



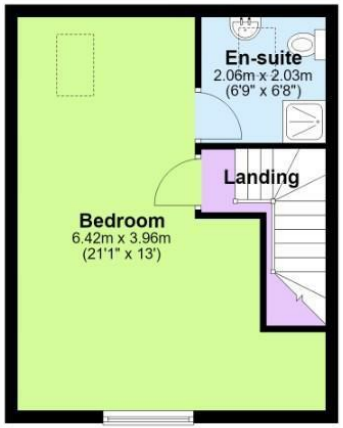
First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Second Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 129.6 sq. metres (1394.7 sq. feet)

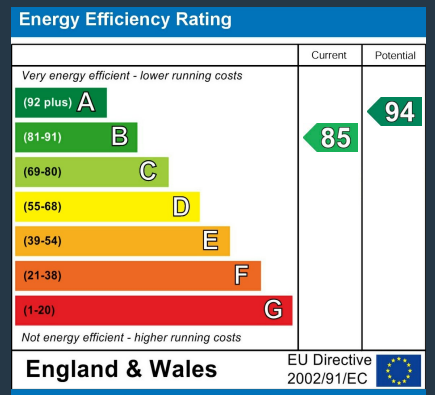
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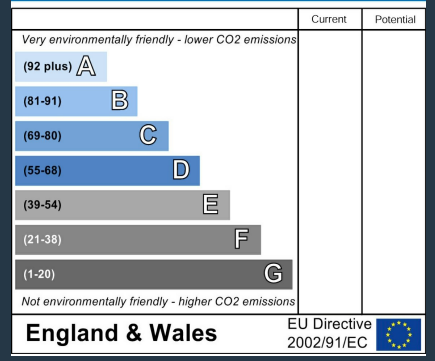
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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