



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





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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.

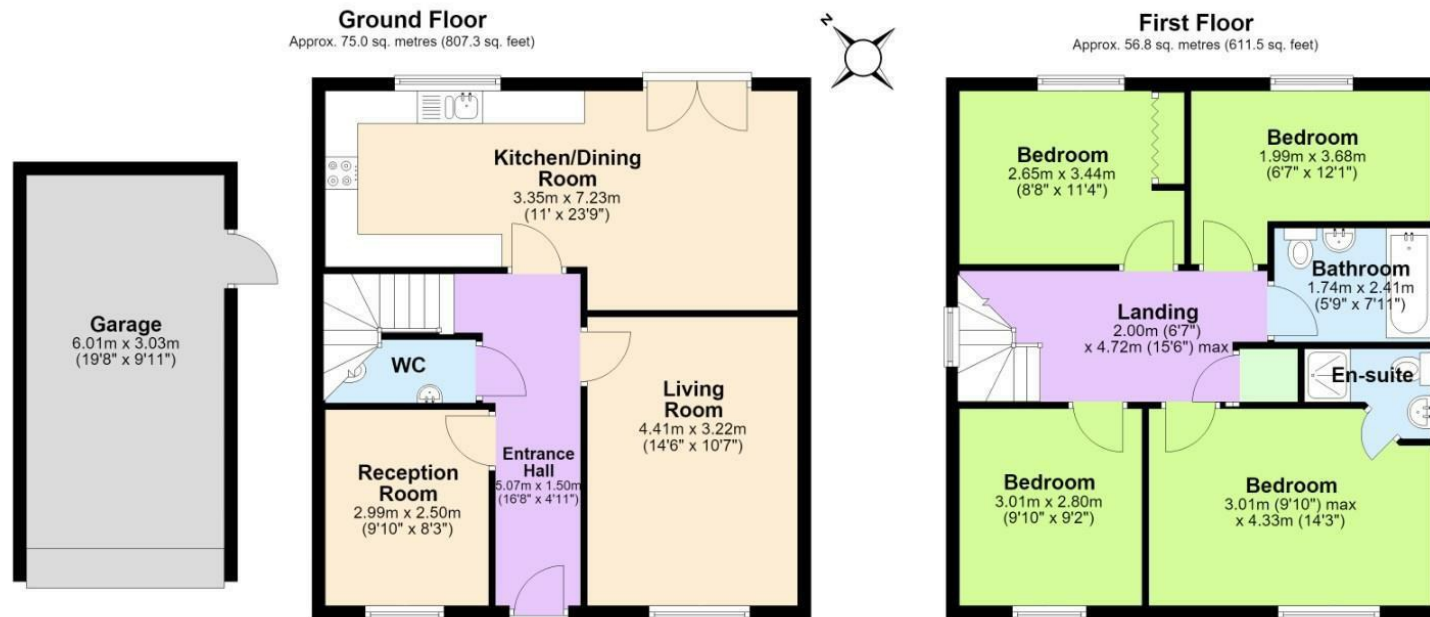
The first floor offers four well-proportioned bedrooms, all beautifully presented and flooded with natural light. The spacious principal bedroom enjoys the added luxury a stylish private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to an excellent 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 (CO ₂) 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)

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