

Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

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Mawbys Lane, Appleby Magna, DE12

£349,995



CADLEY CAULDWELL are excited to bring to the market this impressive four bedroomed cottage, located in the heart of the village close to popular schools and major route ways.

Viewings are highly advised to appreciate this stunning home!

Inviting entrance hall, spacious family sitting room with bi-fold door leading out to the private enclosed rear garden, dining room with exposed wooden beams, fully fitted breakfast kitchen with utility area, guest cloakroom, lounge with ornamental log burner, master bedroom with walk-in wardrobe and en-suite bathroom, two further double bedrooms, single bedroom, family bathroom with shower cubicle and bathtub, enclosed rear family garden with brick built outbuilding with light and power.

Full of character throughout!

VIEWINGS ARE HIGHLY RECOMMENDED.

☉ Four Bedroomed Cottage

☉ Delightful Village Location

☉ Easy Commute for major Route ways

☉ Guest Cloakroom & Utility Area

☉ Enclosed rear garden

☉ EPC Rating: D

Mawbys Lane, Appleby Magna, DE12

Directions

From the Appleby Magna Interchange island take the exit for Tamworth Road, take the first right onto Rectory Lane, continue to follow until you come to a crossroads. Take a right onto Church Street, continue to follow round the road will become Mawby's Lane. You will locate the property clearly displaying one of our for sale boards. SAT NAV USERS POSTCODE: DE12 7AA.

IMPORTANT INFORMATION

Multi Burner will require upgrading to bring it up to current standards and should not be used in its present state *Mortgage advice available within our office*

GROUND FLOOR

Entrance Hall

14'1" x 7'10" (4.29m x 2.39m)

Dining Room

13'10" x 7'10" (4.22m x 2.39m)

Breakfast Kitchen

12'10" x 14'7" (3.91m x 4.45m)

Measurements are from the widest points

WC

Utility Area

Sitting Room

12'10" x 20'5" (3.91m x 6.22m)

Lounge/Study Area

14'1" x 12'3" (4.29m x 3.73m)

FIRST FLOOR

Master Bedroom

12'10" x 9'10" (3.91m x 3.00m)

Fitted Wardrobes

Walk-In Wardrobe

Fitted Wardrobes

En-Suite

Bedroom Two

13'1" x 9'9" (3.99m x 2.97m)

Bedroom Three

11'3" x 12'10" (3.43m x 3.91m)

Bedroom Four

11'3" x 7'10" (3.43m x 2.39m)

Family Bathroom



OUTSIDE

To The Rear

Private enclosed rear garden. Slate bed seating areas. Steps up to raised lawn. Various shrubs and bedding plants in borders. Timber shed. Brick built outbuilding with electric and power (This room has been used as a small gym in the past).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		54	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Viewing by appointment only with
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.