



Meadowview Homes





# MEADOW VIEW, APPLEBY MAGNA

## LOCAL AREA

The desirable Leicestershire village of Appleby Magna is within easy access of the M42 motorway with links to the Midland cities such as Birmingham, Coventry, Nottingham, Derby and Leicester. Within walking distance of the house you'll find two public houses, a Post Office/convenience store and a church. The Ofsted 'Outstanding' rated Sir John Moore School' is also within walking distance,



# APPLEBY MAGNA

MEADOW VIEW, TOP STREET, DE12 7AH



# PLOTS 1&2

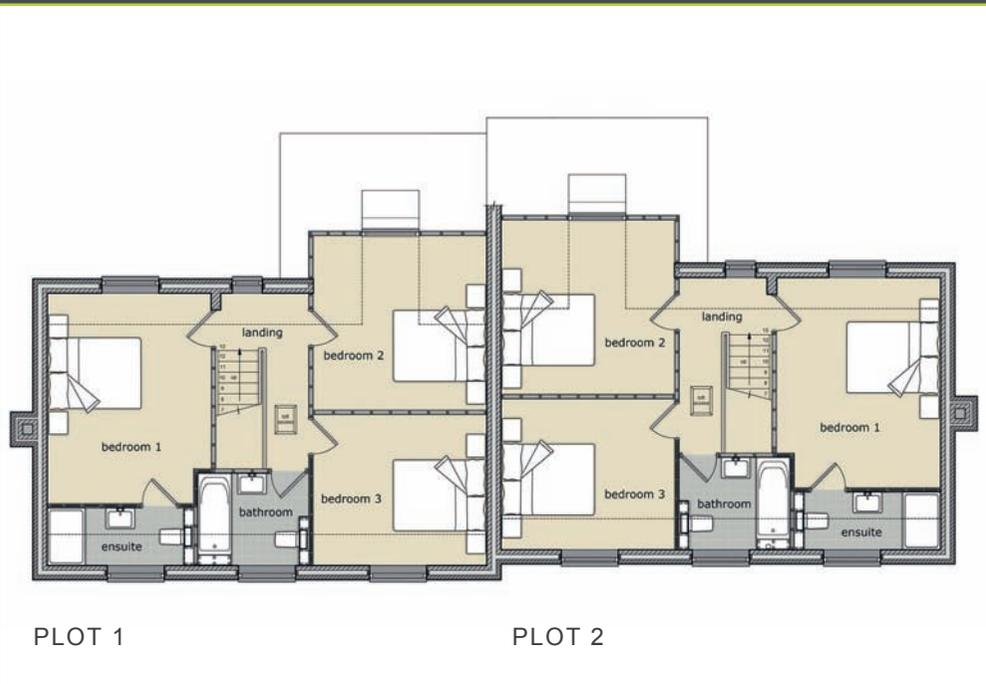
## FULL DESCRIPTION

The house is completed to an exceptional standard within a traditional village setting.

Briefly comprising: an entrance hallway, extremely well proportioned lounge, a very large living kitchen with dining area and family space, a utility room and a downstairs cloakroom. On the first floor there is a family bathroom and three bedrooms. The master bedroom also features its own en-suite bathroom.

The gardens are landscaped to the front and rear of the property and a path at the back of the house leads to the properties single garage.

# PLOTS 1&2



## GROUND FLOOR

Lounge 5.7m x 3.5m (18.7ft x 11.5ft)  
 Kitchen/dining 8.7m x 4.1m (28.5ft x 13.5ft)



## FIRST FLOOR

Master bed 4.4m x 3.5m (14.4ft x 11.5ft)  
 Ensuite 3.1m x 1.2m (10.2ft x 3.9ft)  
 Bed 2 3.7m x 3.7m (12.1ft x 12.1ft)  
 Bed 3 3.7m x 3.2m (12.1ft x 10.5ft)  
 Family Bathroom 2.0m x 2.3m (6.6ft x 7.5ft)

Measurements at widest point. Total 1305 ft<sup>2</sup>/ 121m<sup>2</sup> (ex garage)

The house images are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.



## PLOT 1&2

### GROUND FLOOR

With the front entrance door opening into the reception hallway and a feature staircase rising to the first floor there are also separate doors leading to the:

### GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, wall hung cloakroom basin and part-tiled walls and floors, there is a wall fitted towel rail.

### LIVING ROOM

With access from the hallway and double glazed windows that overlook both the front and side of the house, there are also bi-fold doors leading out to the rear garden.

### LIVING KITCHEN & DINING AREA

This fantastic area of open plan living space is all a family could want from their new home. The space encompasses a large family space/snug area which has a window overlooking the front of the house. The main kitchen area leads to the open plan dining room which provides the ideal space for family dining or to entertain friends. This open plan area is further enhanced as the kitchen area has bi-fold doors opening onto a patio area in the rear garden.

### UTILITY ROOM

With a double glazed door that lead to the rear of the house, the utility room can also be accessed from the kitchen/dining area and is an extremely good size and a useful addition to the kitchen area. It contains a range of wall and base units and plumbing for a washing machine and tumble dryer.

### SINGLE GARAGE

The detached garage sits to the rear of the property and also has parking in front of the garage. With remote-operated door a path from the garage leads to the back garden.



## FIRST FLOOR

### MASTER BEDROOM SUITE

With double glazed windows to the rear elevation, this large bedroom leads to its own:

### ENSUITE SHOWER ROOM

With contemporary fitted furniture and a walk in shower unit this ensuite room is finished with a feature tiled wall.

### FAMILY BATHROOM

This lovely bathroom space with shower over, a built in basin unit and a wall hung toilet this family bathroom is finished with a sophisticated edge. The walls are part-tiled and have one feature wall and a wall fitted heated towel rail finishes the contemporary look.

### BEDROOM TWO

This generous sized bedroom has a double glazed windows to the front elevation.

### BEDROOM THREE

Another good-sized bedroom completes the layout of the upstairs of the house.





## SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each ground floor room has underfloor heating with individual room thermostats.
- Each kitchen is individually designed for each house and a choice of \*three contemporary finishes are available to allow the purchaser to decide upon the look of their ideal kitchen. Each kitchen is finished to a high standard with fully integrated double ovens and an induction hob, a choice of extraction systems and a full height built in double fridge and freezer unit.
- An energy-efficient and thermostatically controlled central heating system and an A-rated boiler is utilised in every Meadowview Home to minimise energy usage.
- The lounge has a feature fireplace with an open chimney.
- All bathroom areas are part-tiled and fitted with contemporary bathroom fittings and sanitary ware.
- Carpets or tiling is fitted throughout your Meadowview Home.
- A remote-controlled automatic garage door is fitted as standard in all houses.
- External lighting will be fitted on appropriate external walls.
- A full burglar alarm system is fitted throughout the house.

(\* if lead-times allow)



## KITCHEN SPECIFICATION

Each Meadowview Home is unique and has been designed with the modern family in mind. We pride ourselves on producing extremely high quality kitchens designed especially for you. The images shown within this brochure show a proposed finish and style of the kitchen. If lead-times allow we can amend this design and finish to match your requirements and offer you the home and kitchen of your dreams. A huge benefit of buying a brand new home is being able to tailor the home and finish to your needs and we will work with you every step of the way to ensure the kitchen works for you and your way of life.

Every one of our kitchens bring together simplicity of style with beautiful finishes, they incorporate clever storage ideas that make the most of the space and are perfectly designed for contemporary living.



#### **ALL MEADOWVIEW KITCHENS INCLUDE:**

- Kitchen units with a choice of doors and handles
- Soft close doors and drawers including pan storage drawers
- NEFF double oven
- A full height fridge/freezer unit
- A fully integrated dishwasher
- State of the art sink and mixer tap
- Tiled flooring including underfloor heating to the ground floor.
- A utility room equipped with matching style units to your kitchen and plumbing for a washing machine and tumble dryer
- 4 burner induction hob

#### **LUXURY SPECIFICATION ITEMS ARE AVAILABLE WITH ALL OUR KITCHENS AT AN ADDITIONAL COST AND THESE ARE NOT LIMITED TO BUT INCLUDE:**

- Fully integrated coffee machine
- Fully integrated plate warmer
- Glass fronted, illuminated door and wall units
- High gloss door finishes with matching utility cupboard doors
- Fully integrated microwave
- Pop up extraction unit

Meadowview Homes have samples of all our different door and worktop finishes, floor tiles or flooring options, handles and accessories which we will happily discuss options with you as lead-times allow.



## Meadowview Homes

The Arc, Mallard Way, Pride Park, Derby, DE24 8GX

[www.meadowviewhomes.co.uk](http://www.meadowviewhomes.co.uk)

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