



4 THE WHITE HOUSES, TWYCROSS ROAD, SIBSON, CV13 6LJ

OFFERS OVER £350,000

NO CHAIN! A traditional bay fronted end terrace house of character, set well back from the road on a large plot with countryside views. Sought after village location with excellent commuter links to the A5 & M42 and in catchment for a range of excellent primary and secondary schools.

Well presented, including, fitted dining kitchen, New BAXI combi boiler, Up to date RCD fuse board, UPVC SUDG windows and doors together with solid wood and tiled flooring throughout.

Spacious accommodation offers entrance hall, lounge with feature fireplace, fitted dining kitchen, UPVC SUDG conservatory and downstairs WC. Three bedrooms (with Hammonds fitted wardrobes), ensuite shower room and family bathroom. The property benefits from a large front garden with driveway, offering ample parking. To the rear of the property there is a hard landscaped rear garden and double garage. Carpets, blinds and light fittings included.

Viewing highly recommended.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG front door leads to

ENTRANCE HALLWAY

With solid hardwood flooring, single panelled radiator, smoke alarm, telephone and internet points, stairway to first floor. An oak panelled door leads to

LOUNGE

14'11" x 13'7" (4.55 x 4.15)

With decorative Victorian style fireplace with oak surround and tiled hearth. (with option to connect to gas). Bay window to front, single panelled radiator, plaster coving to ceiling and decorative ceiling rose. TV point. Double oak panelled doors lead to:



FITTED KITCHEN

8'5" x 8'9" (2.59 x 2.68)

Fitted with a range of beech kitchen units comprising a combination of base cupboard units and matching draws. Wood effect laminate worktop with inset one and a half bowl stainless steel sink unit with chrome mixer taps above. Tiled splashbacks and a range of matching wall units. Freestanding Zanussi double oven with four ring gas hob unit and extractor fan. Freestanding fridge included.



DINING AREA

10'4" x 17'2" (3.16 x 5.25)

With Velux window, plaster coving to ceiling, double panelled radiator, telephone points. Oak panelled door leading to Inner lobby and double UPVC SUDG doors leading to



CONSERVATORY

9'4" x 11'5" (2.85 x 3.48)

With fan ceiling light, single panelled radiator, tiled flooring and UPVC SUDG door to rear garden.



DOWNSTAIRS WC

With white low-level WC and corner wash hand basin with chrome taps above. Door to under stairs storage cupboard that houses the new BAXI combi boiler, RCD fuse board and central heating programmer.

FIRST FLOOR LANDING

With large loft access including loft ladder. Loft is partially boarded with lighting. Oak panelled door to

FRONT BEDROOM ONE

12'9" x 10'2" (3.91 x 3.11)

With a range of floor to ceiling Hammonds fitted wardrobes. Plaster coving to ceiling, single panelled radiator, TV and telephone points. Oak panelled door to



EN-SUITE SHOWER ROOM

6'8" x 5'5" (2.04 x 1.66)

With white suite comprising low level WC, pedestal wash basin with chrome taps above. Corner shower enclosure with bar shower. Tiled splashbacks and flooring, inset chrome ceiling spotlights, chrome heated towel rail and extractor fan.



REAR BEDROOM TWO

9'7" x 8'8" (2.94 x 2.66)

With a range of floor to ceiling Hammonds fitted wardrobes. Plaster coving to ceiling, single panelled radiator.



REAR BEDROOM THREE

8'6" x 8'9" (2.60 x 2.69)

With a range of floor to ceiling Hammonds fitted wardrobes with matching inbuilt desk with shelving above.



FAMILY BATHROOM

5'4" x 7'1" (1.64 x 2.18)

With a white suite comprising white low-level corner WC, vanity sink unit with chrome mixer taps and mirror above. White panelled bath with chrome mixer taps and bar shower above. Glass shower screen, tiled flooring and splashbacks. Inset chrome ceiling spotlights, Chrome heated towel rail and shaver point.



OUTSIDE

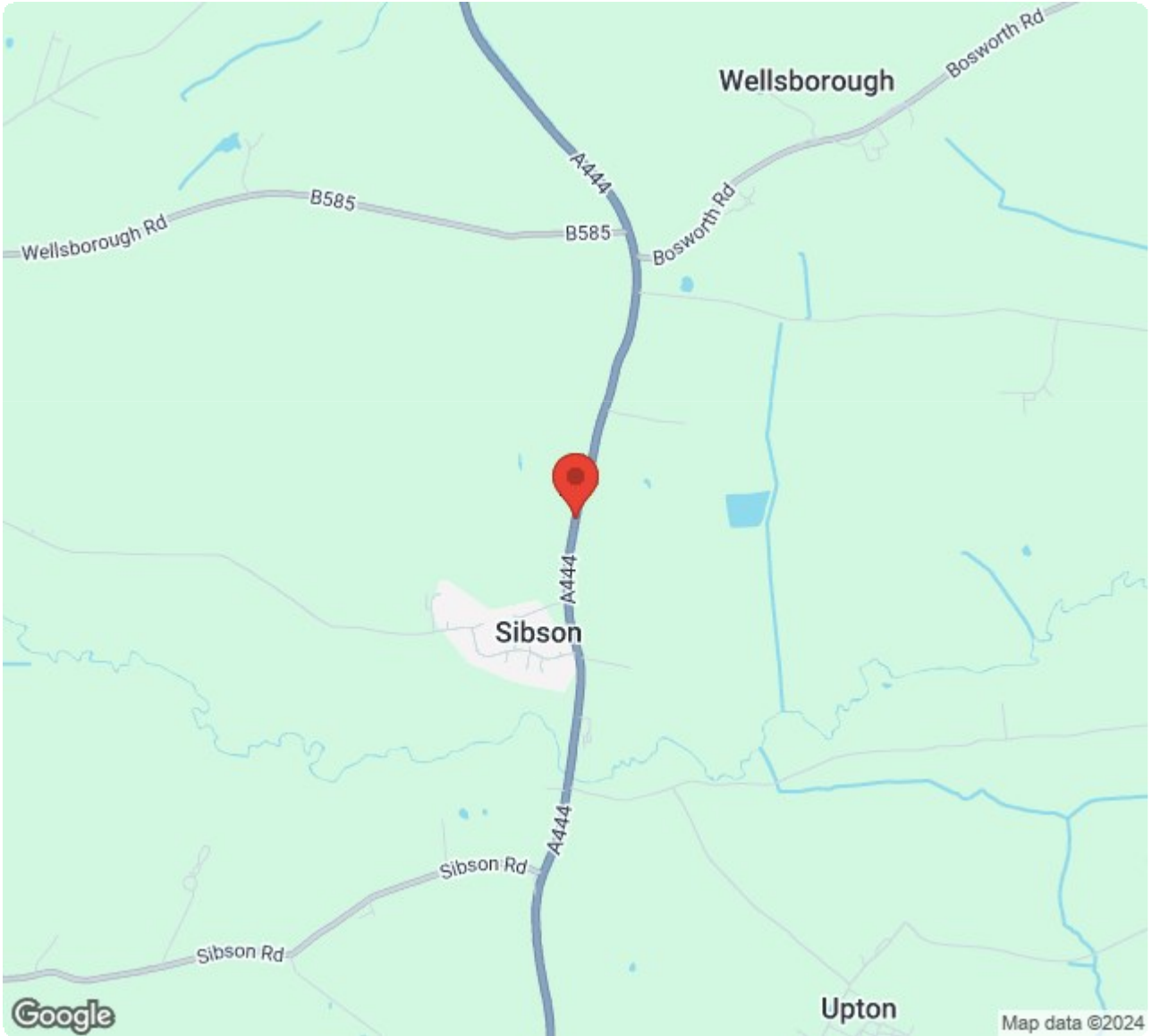
The property benefits from a large well established front garden, incorporating a driveway that offers ample parking for at least 3 cars. There is a path walkway leading to the front door. The front garden is enclosed by a small picket fence. The fully enclosed and hard landscaped rear garden and bar area is accessed by a gate to the side of the property. The property also benefits from an outside tap, outside electrical points and lighting. Pedestrian door access to



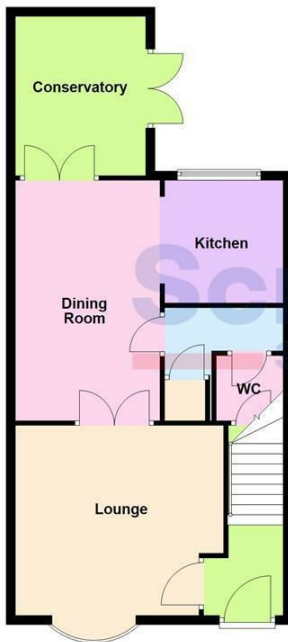
DOUBLE GARAGE

With up and over door to front. Electrics and lighting. The driveway to the right of the property is part owned with No 4. The boundary runs down the centre of the driveway and occupants of the neighbouring properties have a right of way.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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