



12 Church Street,
Twycross,
CV9 3PJ





£495,000

GENERAL

A charming Victorian cottage with pretty South facing garden. Although the cottage has been considerably improved over the years, the period character has been preserved with exposed beams, cottage style doors and period fireplaces. The accommodation briefly includes on the ground floor, a sitting room, dining room, conservatory, bath/shower room together with a wonderful dining kitchen. On the first floor, there are four bedrooms and a luxurious bathroom. The cottage is set well back from the road with a stoned parking area to the front. To the rear is a pretty and well established garden.

LOCATION

Twycross village has a thriving community with a popular restaurant, an independent florist and cafe. The village is also home to Twycross House School and Preparatory School for children aged 4-18 a highly successful private school. Twycross cricket club is right in the heart of the village. The market town of Market Bosworth is close by and is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. There are fast train services into London Euston from Nuneaton and Tamworth.

THE COTTAGE

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

Quarry tiled floor, central heating radiator, picture rail.



SITTING ROOM

16' x 13'1"

An impressive room. There is a fireplace housing a multi fuel wood burning stove, a timber boarded floor, picture rail, coving to ceiling and door to the inner hall.

INNER HALL

11'2" x 7'2"

The inner hall is a really good size. There is a quarry tiled floor, beamed ceiling, stairs to first floor, double doors to the conservatory and doors to the dining room and a shower room.

DINING ROOM

15'9" x 13'

An elegant room the focal point of which is the ornamental fireplace with period surround. There is coving to the ceiling, a picture rail and central heating radiator. It should be note that the dining room is used by the present owners as a second sitting room.

CONSERVATORY

11'6" x 11'1"

A timber framed conservatory that overlooks the garden and is currently used as a dining room. There is a tiled finish to the floor, vertical radiator and door to garden.

DINING KITCHEN

14' x 11'2"

Overlooking the garden. The dining kitchen is fitted with a fashionable range of painted cream base and wall cabinets with quartz work surfaces. There is a central island unit with hardwood worktop breakfast bar and wine racking. Integrated appliances include an induction hob and double oven all by "Siemens" with extractor over. Porcelain sink ,tiled finish to floor and beamed ceiling.

UTILITY ROOM

6'8" x 6'

Plumbing for a washing machine.

BATH/SHOWER ROOM

White suite comprising panel enclosed bath, pedestal wash hand basin, low flush lavatory, central heating radiator and tiling to splashback areas. There is also a shower enclosure.

ON THE FIRST FLOOR

Stairs rise from the inner hall to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

12'8" x 10'2"

The bedroom is fitted with a comprehensive range of fitted wardrobes with high gloss fronts. Central heating radiator.

BEDROOM TWO

11'2" x 11'

Overlooking the garden. Timber boarded floor and central heating radiator.

BEDROOM THREE

13' x 7'10" max

With hanging cupboard. Central heating radiator.

BEDROOM FOUR

13'1" x 7'10"

Timber boarded floor, hanging cupboard and central heating radiator.

BATHROOM

A luxurious bathroom with a traditional roll top bath with clawed feet and hand held shower/tap mixer attachment, low flush lavatory, wash hand basin set in vanity unit, bidet and chrome ladder style towel rail.

OUTSIDE

A block paved leads to the single garage. To the front of the cottage is a good sized stoned parking area.

SINGLE GARAGE

There is a single garage with access through to the garden.

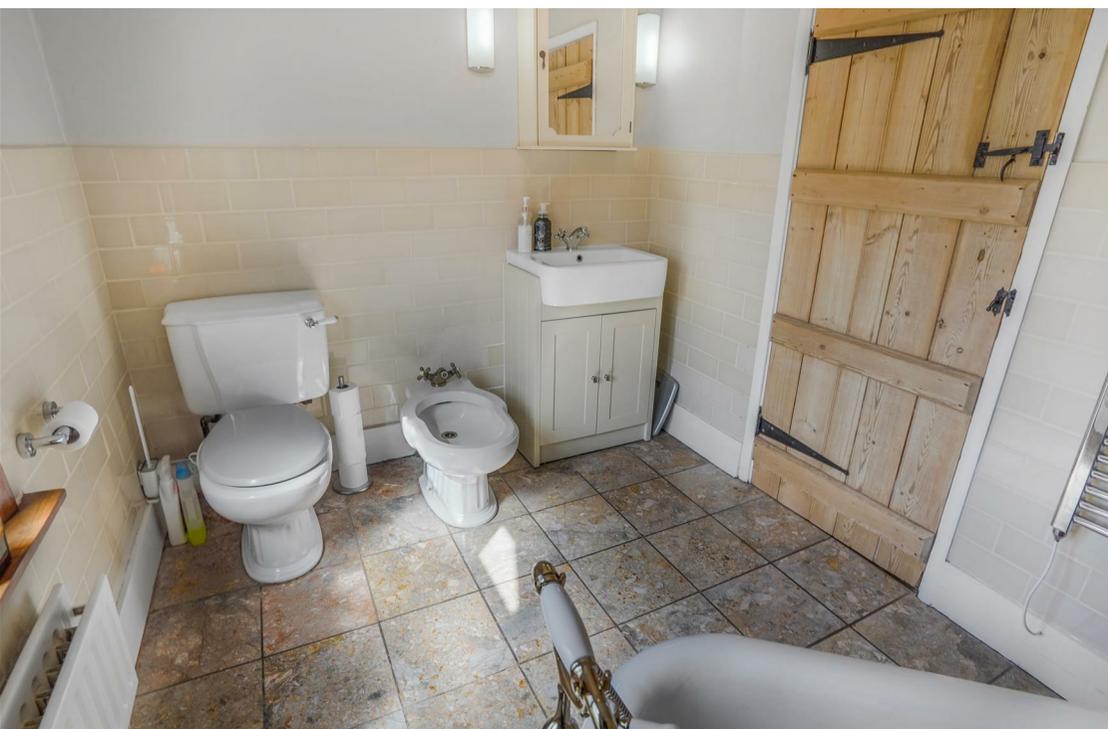
THE REAR GARDEN

The garden is south facing with a sheltered terrace to the side of the house and additional terracing adding the conservatory. The garden is principally lawned with mature hedging running along the boundaries ensuring a high degree of privacy.

COUNCIL TAX BAND

Hinckley and Bosworth Tax Band E





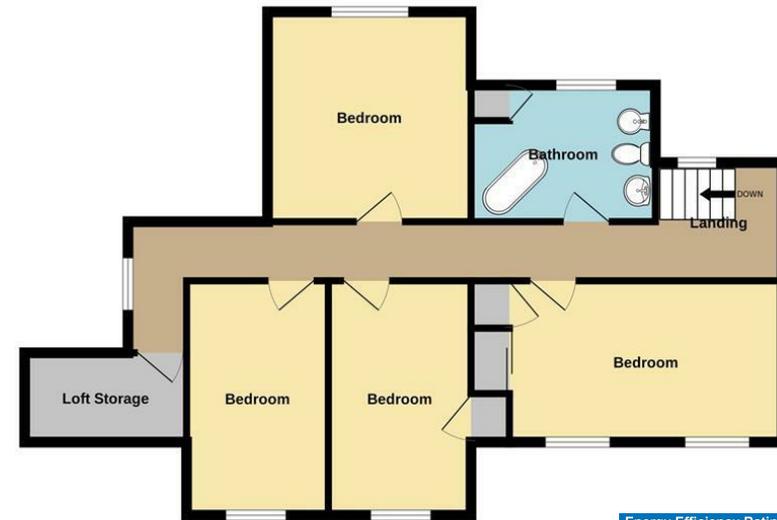




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

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