



4 Hallfields,  
Twycross,  
CV9 3PN.



£317,500

### GENERAL

A fantastic semi-detached property located on Hallfields off Orton Lane in Twycross. The accommodation briefly includes on the ground floor a entrance hall, sitting room and kitchen diner with patio doors to the garden. On the first floor there are three bedrooms and a family bathroom. Outside there is off street parking to the front and a good size rear 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 HOUSE

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

## ENTRANCE HALL

With lino flooring, large storage cupboard under the stairs and doors leading off to the sitting room and kitchen.

## SITTING ROOM

12'04 x 10'11

A beautifully proportioned room with window to the front, carpet to the floor, central heating radiator and feature fireplace.

## KITCHEN DINER

17'06 max x 10'05 max

The kitchen is fitted with a range of cream base and wall units with laminate surfaces over. There is an integrated Indesit electric single oven, Indesit four ring electric hob with extractor hood over, one bowl sink with drainer, breakfast bar area and space for other appliances. There is a useful storage cupboard accessed from the dining area. This is a lovely space with window and patio door overlooking the garden. Central heating radiator.

## TO THE FIRST FLOOR

Balustrade staircase rises from the entrance hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms and bathroom. Attic hatch and cupboard housing the air source heat pump internal system.

## BEDROOM ONE

12'01 max x 11'00 max

With window to the rear and central heating radiator.

## BEDROOM TWO

10'10 x 9'01

With window to the front and central heating radiator.

## BEDROOM THREE

8'02 x 7'09 max

With window to the front, inbuilt storage cupboard and central heating radiator.

## BATHROOM

With white suite comprising, bath with electric shower over and glass shower screen, low flush lavatory and wash hand basin. There is part tiling to the walls, obscure window to the rear and central heating radiator.

## OUTSIDE

To the front of the property there is small front garden which is laid to lawn, driveway for one car witch extends to the side of the house via double gates.

## GARDEN

To the rear of the property, the garden has patio and lawn areas with mature hedge and tree planting to the side and rear. Summer house which will be included in the sale. There is access to the garden via double gates on the driveway. There is a air source heat pump and outside tap.

## COUNCIL TAX

Hinckley & Bosworth - Band C

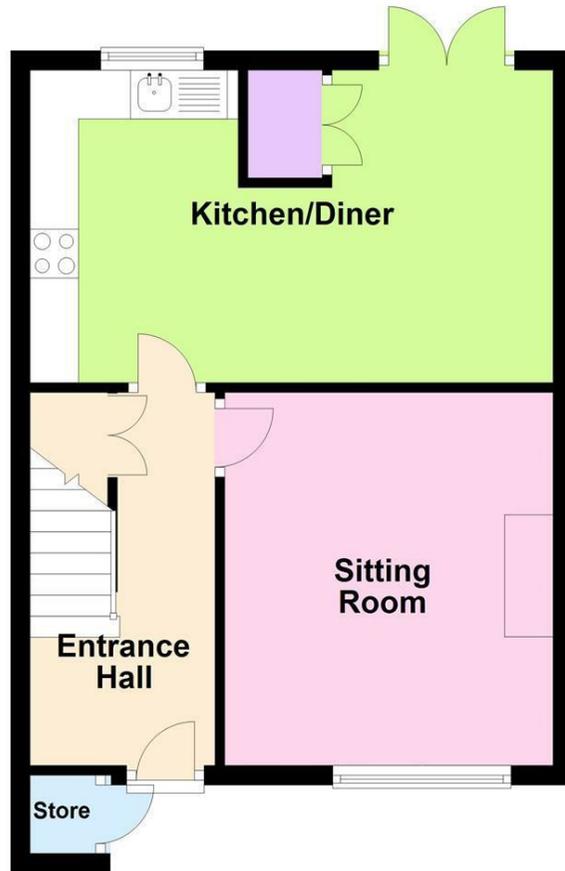


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

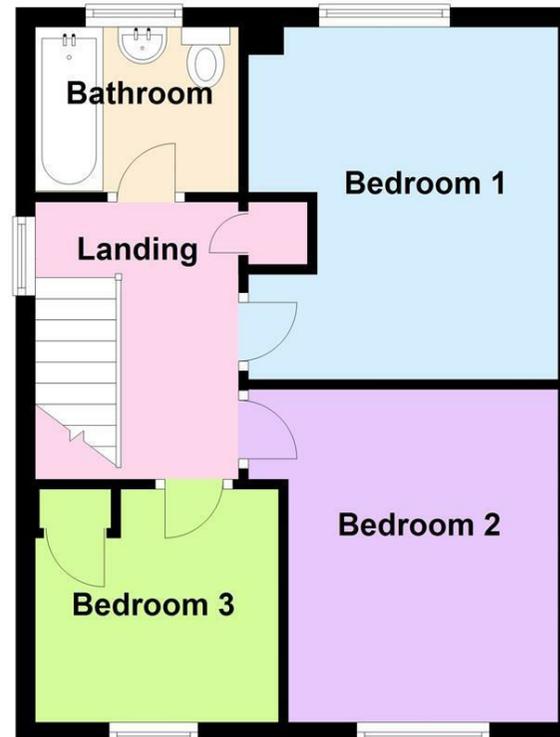




## Ground Floor



## First Floor



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