



Main Road

Twyford



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- Stunning design, high specification
- Over 1,800 square feet of living space
- Circa 3/4 acre of land
- Range of substantial outbuildings
- Eco friendly design
- Open Plan living and snug
- Three double bedrooms, en suite and wet room
- Solar panels and ground source heating
- Outdoor living space
- EPC Rating B / Council Tax Band F / Freehold

General Description

An individually designed home built in 2021 with stylish and bespoke touches throughout. The property is situated on the edge of the village, behind electric gates, enjoying views over its well-manicured grounds, circa 3/4 of an acre.

On the ground floor there is a spacious open plan living space with a handmade kitchen designed for entertaining and to enjoy the outside living area, with a cosy snug to retreat to.

The principal bedroom is one of many features with vaulted ceiling glazed gable end encompassing the views with huge amounts of storage, an ensuite with a brushed brass and nickel bath and a double walk in shower off. Also on the first floor is an attractive landing with handcrafted railing, space for a desk, a wet room and two further double bedrooms.

After entering through the electric gates there is a large driveway, an open fronted double carport with further hardstanding to the side.

Immediately off the living/kitchen area is a spacious seating area with a covered outdoor kitchen, which houses a pizza oven. From there leading on to a large workshop with electric roller door, also towards the bottom of the grounds there is a summer house and a studio/workshop. The grounds extend all the way down to the brook.

This property has been designed to be eco-friendly and efficient to run with solar panels in the grounds and air source heating.





Location

Twyford is convenient for fast access to Melton Mowbray, Leicester and Market Harborough and is situated amongst rolling Leicestershire countryside.

The village offers a local pub, church, village hall with more extensive local facilities available at nearby Great Dalby, Queniborough and Syston.

Agent's Note

A stunning high specification home, location, location !

Accommodation

Ground Floor: Entrance hall, cloakroom, W/C, kitchen/living/dining room, utility, pantry and sitting room.

First Floor: Landing, three bedrooms, ensuite and wet room.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01455) 291471.

Tenure

Freehold.

Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH (Tel: 01664 502502). Council Tax Band F.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





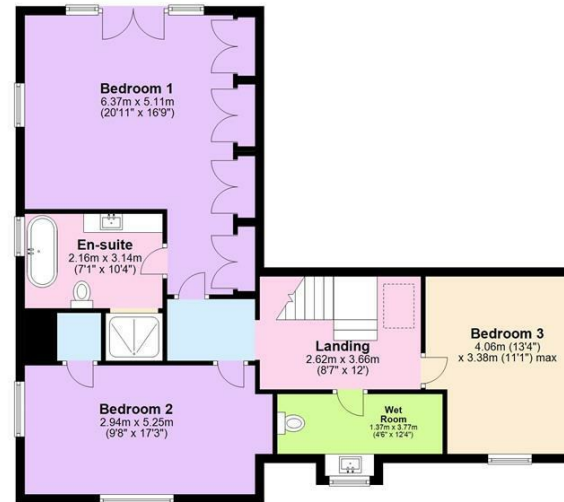
Ground Floor

Approx. 85.1 sq. metres (915.9 sq. feet)



First Floor

Approx. 86.8 sq. metres (933.9 sq. feet)



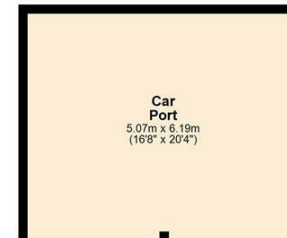
Outbuilding

Approx. 38.5 sq. metres (414.1 sq. feet)



Outbuilding

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 241.7 sq. metres (2601.8 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Alexandria