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**Dingley Lodge,
Main Street,
Norton Juxta Twycross,
CV9 3QA**



01530 231 859

sales@shepherdandwhite.co.uk



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This is a rare opportunity to own a substantial and versatile family home in a peaceful yet accessible village setting.

This exceptional 4/5-bedroom detached home offers over 2,500 sq. ft. of accommodation, blending space, charm, and potential for modern family living. The ground floor features expansive living areas, including a cozy lounge with a brick inglenook fireplace, a generous dining room with scope to create an open-plan family kitchen, a versatile family room/snug, and a study that could serve as a fifth bedroom. The property has been thoughtfully extended to the rear by the current owners, creating additional space and enhancing its functionality while maintaining its character. Upstairs, the spacious bedrooms include a luxurious master suite with a refitted en-suite, while the bathrooms throughout the home are well-appointed, including a ground-floor spa-style bathroom. Outside, the property boasts a block-paved driveway, a double garage with electric doors, and a beautifully maintained private rear garden with lawns, patios, and mature trees. Situated in the peaceful village of Norton Juxta Twycross, with excellent transport links and amenities nearby, this home is ideal for family living and must be seen to be fully appreciated.



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This exceptional detached home offers a perfect balance of charm, functionality, and future potential, making it an ideal choice for modern family living. Situated in the tranquil village of Norton Juxta Twycross, the property boasts expansive interiors, versatile rooms, and beautifully maintained outdoor spaces, offering an outstanding living experience.

Spacious Living Areas

The ground floor is designed to accommodate both relaxation and entertainment. The lounge impresses with its vast dimensions and cozy features, including a striking brick inglenook fireplace and charming ceiling beams. A seamless flow leads into the dining room, a generously proportioned space with double-glazed doors that flood the room with natural light, creating a warm and inviting atmosphere.

The family room/snug offers a quieter space, perfect for casual evenings, while the study/ground floor bedroom provides excellent flexibility. Whether you need a private workspace or a convenient guest bedroom, this room caters to a variety of needs.

Modern Kitchen with Potential

The fitted kitchen is a functional and stylish space featuring integrated appliances, a breakfast bar, and ample storage. An adjoining dining room presents an exciting opportunity to reimagine the space into a contemporary open-plan family dining kitchen, ideal for modern lifestyles. With a little imagination, this area could become the heart of the home, perfect for gatherings and everyday family meals.

Luxurious Bathrooms

The property boasts several well-appointed bathrooms, including a spacious ground floor bathroom with a corner spa bath and a double shower cubicle. Upstairs, the master bedroom is complemented by a refitted en-suite, while other bedrooms also feature access to en-suite or family bathroom facilities, ensuring convenience for the entire household.

Generous Bedrooms

The home offers 4/5 bedrooms, providing ample space and flexibility for a growing family. The master suite is a true retreat with fitted wardrobes and an en-suite bathroom. Additional bedrooms are equally spacious, with dormer-style windows that add character and charm. Each room benefits from thoughtful layouts, making them suitable for children, guests, or even as hobby spaces.



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Exceptional Outdoor Space

Set on a large plot, the exterior of the property is as impressive as the interior. A block-paved driveway offers extensive parking and turning space, while the landscaped front garden adds curb appeal. The rear garden is a private haven, featuring lawns, mature trees, well-tended borders, and patios perfect for outdoor dining or entertaining. A second patio area with hardstanding for a shed enhances the functionality of the outdoor space.

Double Garage

The double garage, complete with electric doors, lighting, and power, offers secure parking and additional storage. A connecting door to the utility room adds convenience.

Unmatched Potential

This property offers incredible scope for personalization and future upgrades. Whether it's creating an expansive open-plan kitchen, updating décor to reflect your style, or enjoying the home as it is, the possibilities are endless.

This is a rare opportunity to own a substantial and versatile family home in a peaceful yet accessible village setting. Viewing is highly recommended to truly appreciate everything this property has to offer. Don't miss the chance to make this remarkable home your own!

Norton Juxta Twycross is a historic village in Leicestershire, dating back to Norman times. Today, it remains a quiet and peaceful location near the Warwickshire border, bordered on its eastern side by the scenic Ashby Canal and surrounded by open countryside just a short walk away.

The village is home to notable landmarks such as the renowned Twycross Zoo and the prestigious Twycross House Private School. The village has retained its timeless charm over the years, offering a tranquil setting for its residents.

Ideally situated for commuters, Norton Juxta Twycross offers excellent access to the M42, A42, and A444, connecting to key Midlands towns and cities. Hinckley is 12 miles away, with Market Bosworth and Atherstone just 7 miles, and Leicester within 20 miles.

SERVICES : We understand all main services are connected with the exception of gas, there is no gas connected to the village and the property has oil central heating and double glazing

Ground Floor

Reception Porch

A welcoming entrance with a part multi-pane door, tiled flooring, and a double-glazed bow window.

Lounge

Dimensions: 4.57m x 10.31m max / 6.91m min (15' x 33'10" max / 22'8" min)

Features a double-glazed bay window, multi-pane double doors to the porch, and a stunning brick inglenook-style fireplace with feature lighting, a mantel beam, and tiled hearth.

Includes two radiators, feature ceiling beams, wall light points, and a staircase leading to the first floor.

Open archway to:

Dining Room

Dimensions: 6.40m x 3.03m (21' x 9'11")

A spacious area with a rear-facing double-glazed window, double-glazed doors to the side with adjacent windows, and two radiators.

Family Room/Bedroom Five

Dimensions: 3.46m x 3.44m (11'4" x 11'3")

Offers garden views through a double-glazed window and includes a radiator.

Study

Dimensions: 2.59m x 3.71m (8'5" x 12'2")

Currently used as a study, this versatile room features a double-glazed window and radiator.

Kitchen

Dimensions: 3.64m x 2.92m (11'11" x 9'6")

Fitted with work surfaces, tiled splashbacks, and a range of units, including integrated appliances: dishwasher, fridge-freezer, oven, hob, and extractor.

Features a breakfast bar, radiator, and double-glazed window.

Utility Room

Dimensions: 3.41m x 1.81m (11' 2" x 5' 11")

Includes a stainless steel sink, work surfaces, tiled splashbacks, space for a washing machine, and storage units.

Ground Floor Bathroom

Dimensions: 9' 11" x 8' 11" (3.03m x 2.73m)

Equipped with a spa bath, double shower cubicle, vanity units with inset WC and wash basin, lighting, and full tiling.

First Floor

Central Landing

Dimensions: 5.56m x 3.51m plus window space (18'3" x 11'6" plus)

Features spindle banisters, loft access, and built-in storage.

Master Bedroom

Dimensions: 4.72m x 5.18m max / 3.86m min (15'6" x 17' max / 12'8" min)

Includes fitted wardrobes, mirrored sliding doors, and an en-suite.

En-Suite

Modern suite with WC, wash basin, shower, and extractor fan.

Bedroom (Rear)

Dimensions: 4.72m x 3.51m (15'6" x 11'6")

Features a double-glazed window, radiator, and en-suite.

En-Suite

Includes a WC, wash basin, shower, and extractor fan.

Bedroom (Front)

Dimensions: 4.42m x 3.35m max (14'6" x 11' max)

Features a dormer-style double-glazed window and storage.

Bedroom (Rear)

Dimensions: 2.44m x 3.05m (8' x 10')

Includes a double-glazed window and radiator.

Family Bathroom

Features a WC, wash basin, bath with glass shower screen, and full tiling.

Exterior

Front: Block-paved driveway with ample parking and turning space, complemented by lawns and landscaped borders.

Rear: Large private garden with patios, lawns, mature trees, shrubs, and a conifer hedgerow. Additional patio with a hardstanding area for a shed.

Double Garage

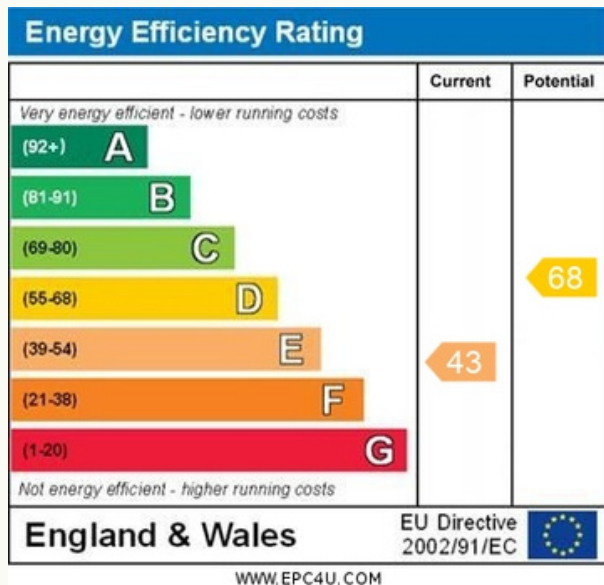
Dimensions: 6.40m x 4.72m (21' x 15'6")

Includes an electric up-and-over door with remote access, power, lighting, and a connecting door to the utility room.



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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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Hinckley & Bosworth Band E

Flood Risk

Surface: Low, River, Very Low

Mobile & Broadband

Multiple Options for Broadband/mobile phone

Thinking of Selling?
For a free valuation of your property with no obligation contact Shepherd & White on 01530 231 859

Shepherd & White Central Admin PO Box 9290 Coalville Leicester LE67 1WP
Tel: 01530 231859 Fax: 0116 2167556
Email: sales@shepherdandwhite.co.uk

Registered in England No 6802054 Registered Office 31 High View Close, Leicester, LE4 9LJ

01530 231 859 sales@shepherdandwhite.co.uk





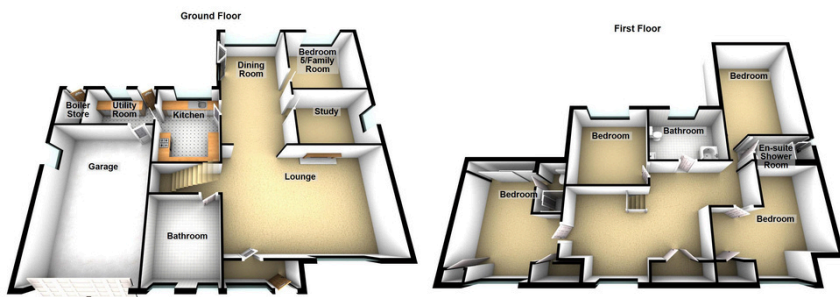






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Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, specifications, dimensions and floor levels are approximate. Plans produced using Planity.



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