



**Brooklands 2 Bakehouse Lane, Twyford, Melton  
Mowbray, Leicestershire, LE14 2BG**

**£795,000**

** Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



**Brooklands 2 Bakehouse Lane  
Twyford  
Melton Mowbray  
Leicestershire  
LE14 2BG**

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Set in a picturesque location, Brooklands not only offers a beautiful home but also the opportunity to enjoy the scenic countryside that the area is renowned for. This is a wonderful opportunity to acquire a family home that combines space, style, and practicality in a sought-after village setting.







## Description

Brooklands is an outstanding detached family home located in the sought-after village of Twyford, Leicestershire. Individually built in 2019, this beautifully crafted property has been designed with modern family living in mind and is presented to an exceptional standard throughout. From the moment you step inside, the sense of space and quality is immediately apparent, with a welcoming reception hallway that sets the tone for the rest of the home.

The ground floor offers a well-considered layout ideal for both everyday living and entertaining, beginning with a separate downstairs WC and a staircase rising to the first floor. The ground floor benefits from underfloor heating throughout.

The living room is generously proportioned and filled with natural light, thanks to bifold doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor spaces.

A separate dining room provides a more formal setting for family meals and entertaining guests, while the heart of the home lies in the impressive kitchen breakfast family room. This expansive space is perfect for modern family life, featuring a striking central island, ample workspace, and integrated appliances, complemented by a separate utility area that keeps everyday tasks discreetly tucked away.

Upstairs, the accommodation continues to impress with four well-sized bedrooms, two of which benefit from en-suite facilities, offering privacy and convenience for family members or visiting guests. The principal bedroom is a particular highlight, boasting its own walk-in wardrobe and en-suite shower room, creating a luxurious and private retreat. A stylish family bathroom serves the remaining bedrooms.

Outside, Brooklands enjoys an attractive setting with a driveway to the front providing ample off-road parking and access to a detached double garage with Hormann electric vertical opening sectional garage doors. To the rear, the enclosed garden is both private and family-friendly, featuring a patio area ideal for outdoor dining and a well-maintained lawn for children to play or for simply relaxing in the sunshine.

Brooklands is a home that combines thoughtful design, generous proportions, and quality finishes in a peaceful village setting and viewing is essential to fully appreciate all it has to offer.





Sitting/Dining Room



Living Room



Breakfast Kitchen



Breakfast Kitchen





Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

**Brooklands, 2 Bakehouse Lane, Twyford**

**Approximate Gross Internal Area**

**Main House = 239 sq.m/2572 sq.ft**

**Garage = 31 sq.m/329 sq.ft**

**Total = 270 sq.m/2901 sq.ft**

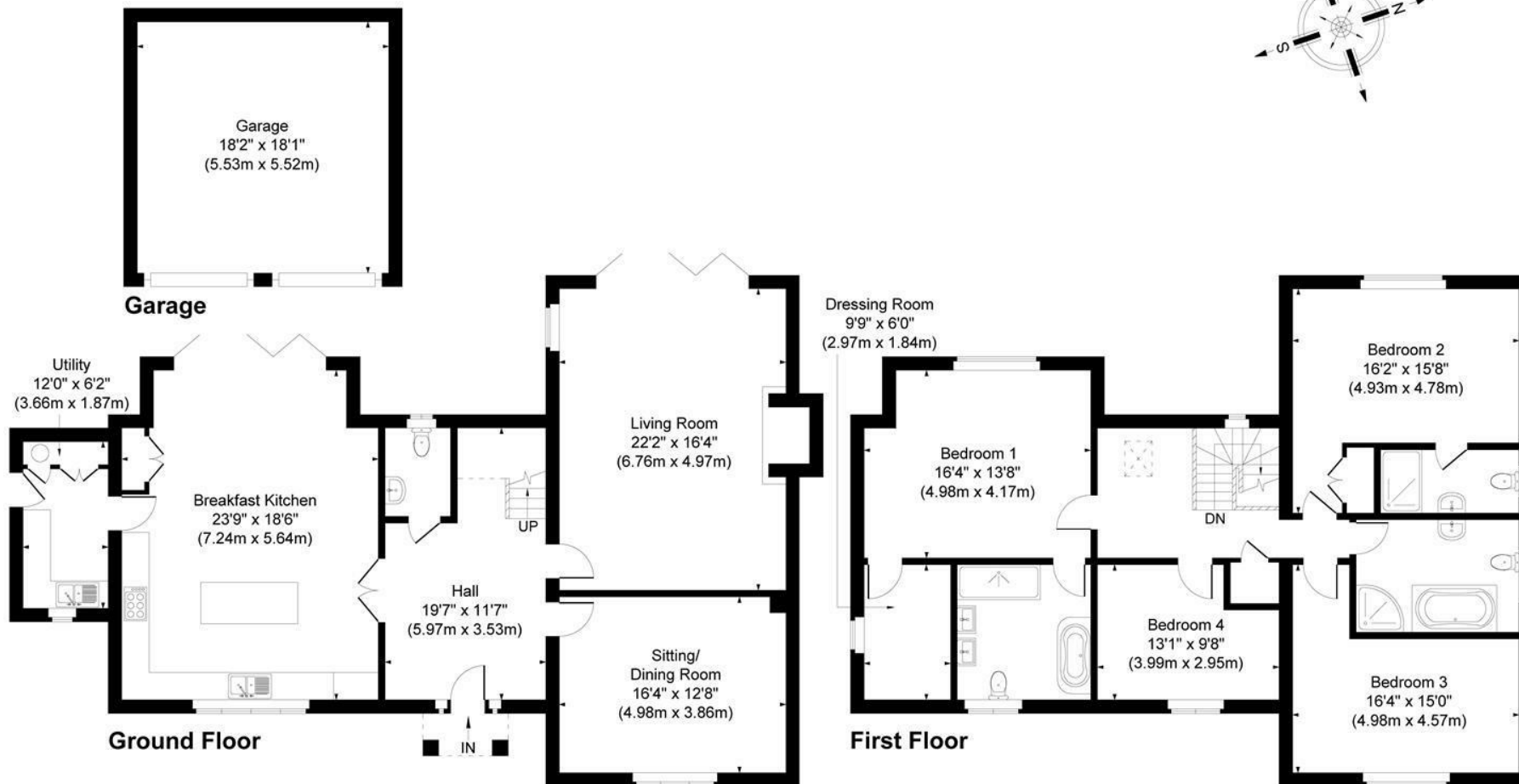
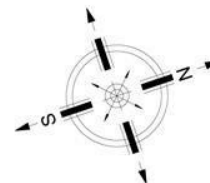
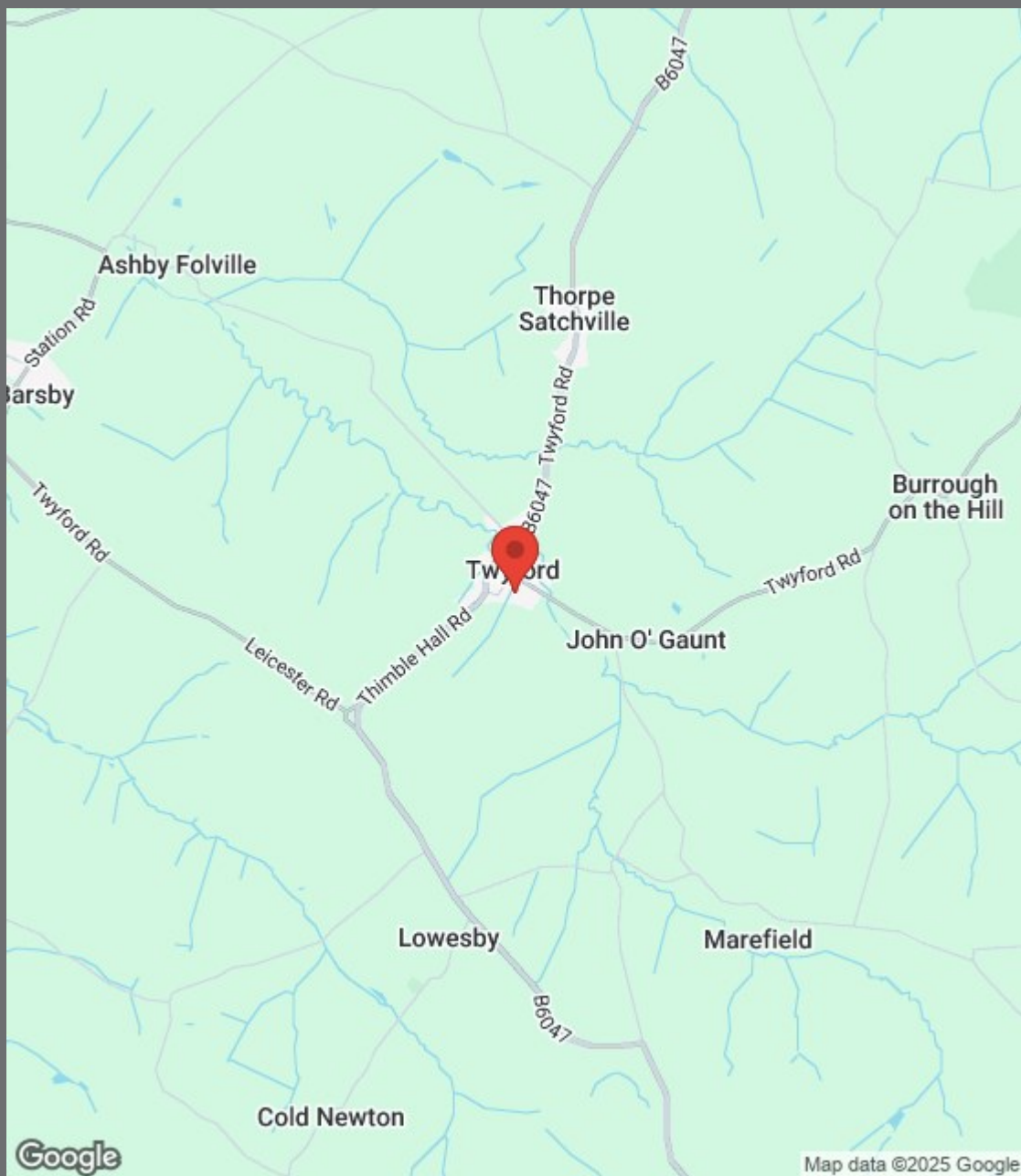


Illustration for identification purposes only, measurements are approximate, not to scale.

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- Detached Family Home in Village Location
- Presented to an Exceptional Standard
- Spacious Living Area
- Kitchen Family Room with Separate Utility Area
- Separate Dining Area
- Family Bathroom
- Two En-Suites
- Driveway Parking & Double Garage
- Enclosed Gardens
- Viewing Essential



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Utility



Hallway



Back Garden



Garage





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