

Alexanders



Twycross Road

Sheepy Magna





Twycross Road, Sheepy Magna

- Individually designed four-bedroomed family home
- Built by Springbourne Homes
- One-bedroom annex with separate entrance
- Beautifully presented throughout
- Sitting room with double sided wood burner
- Four double bedrooms
- Landscaped garden with a roofed pergola
- EPC Rating B / Council Tax Band F / Freehold

General Description

Alexanders welcome to market this beautifully modern, four double bedroomed detached family house with a one bedroom annexe, nestled in the sought-after village of Sheepy Magna. Constructed by the revered and award-winning Springbourne Homes in 2015, this property is one of the three individually designed executive homes by the award-winning Warwickshire developer.

Accommodation Summary

Since owned the property has been updated, remodelled and improved with no expense spared, the current vendors have truly created a superb family home. The entrance hall with ceramic tiled flooring leads into a show-stopping living kitchen, fitted with a range of base and eye level units, quartz worktop, integrated appliances including fridge/freezer, wine chiller, washing machine and dishwasher, electric fan assisted double oven, stainless steel sink unit with stainless steel swan neck mixer tap. The kitchen seamlessly combines the dining space and in turn leads to the sitting room with a double sided wood burner stove. Both the living kitchen and sitting room boast double doors out onto the garden. Further to this is a second reception room, currently labelled "family room" an ideal space for the growing family. Accessed via the galleried landing are four double bedrooms and the family bathroom. The main bedroom features a vaulted ceiling with full height glass gable and Juliet balcony overlooking the garden, and benefits from Hammonds hand finished fitted wardrobes with hanging rails and shelving, along with a stylish en suite shower room.





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The Annexe is accessed through a separate entrance at the rear of the property and doesn't have direct internal access to the main dwelling. This truly is the ideal set up for those looking for multigenerational living. With its own central heating system and separate council tax band A. In brief, expect to find modern, light and airy accommodation with ceramic tiled flooring across the ground floor and into the three zoned dual aspect kitchen, dining and living room. The kitchen is fitted with a range of base and eye level units with worktop space over, fitted with a four ring electric hob with extractor hood over, electric fan assisted oven, stainless steel sink unit with swan neck mixer tap and plumbing for washing machine and dishwasher. Upstairs is a double bedroom with three piece en suite shower room.

Location

The property is set back from Twycross Road behind a half height brick wall. To the front there is a lawned area and block paved driveway, allowing parking for four cars and access via both sides to the rear. The garden has been professionally landscaped with large flagstone paved seating onto lawned area with mature hedgerow to one side and feather board fencing to the other. There is a second seating terrace with a roofed pergola, raised sleeper beds, an external log burner and garden shed.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Services

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

Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

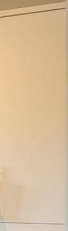
Measurements

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.

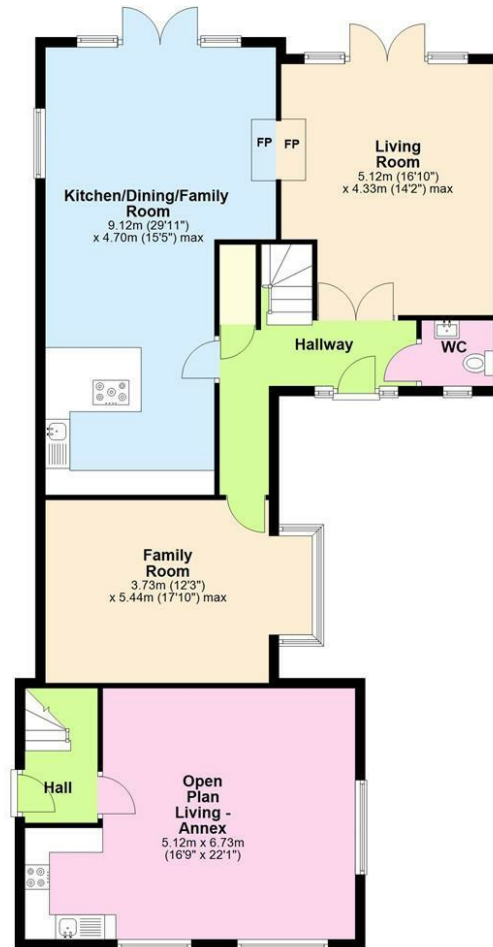




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Ground Floor

Approx. 125.7 sq. metres (1352.8 sq. feet)



First Floor

Approx. 111.3 sq. metres (1197.8 sq. feet)



Total area: approx. 237.0 sq. metres (2550.6 sq. feet)



Viewing by appointment only

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Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
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.

