



Twycross Road  
Sheepy Magna  
£750,000

\*\*\* FABULOUS PLOT ~ GATED DRIVEWAY ~ NO UPWARD CHAIN ~ DESIRABLE VILLAGE ~ DOUBLE GARAGE \*\*\*. We are delighted to be able to offer for sale this beautifully situated 4 bedroom detached family home located in the desirable village of Sheepy Magna standing on a generous plot offering an excellent range of flexible accommodation. Viewing is essential.



### **RECEPTION PORCH 6' 5" x 4' 0" (1.96m x 1.22m)**

Having a double glazed entrance door with adjoining side screens, tiled floor, internal wooden glazed door with adjoining side screen leading to...

### **SPACIOUS ENTRANCE HALL**

Having stairs leading off to the first floor landing, double glazed window to front aspect, double opening doors to a useful storage cupboard, laminated wooden effect flooring and doors leading off to...

### **INNER HALLWAY**

Useful under stairs storage cupboard, laminated wooden effect flooring, double opening glazed doors to the dining room and a further door to the utility room.

### **UTILITY ROOM 10' 3" x 5' 10" (3.12m x 1.78m)**

Double glazed door leading out to the rear aspect, single panelled radiator, tiled floor, fitted units, roll edge work surfaces, ceramic sink and a door to the guest WC.

### **GUEST WC 5' 10" x 3' 3" (1.78m x 0.99m)**

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin and a tiled floor.

### **DINING ROOM 16' 7" x 9' 2" (5.05m x 2.79m)**

Double glazed window to side aspect, radiator and double glazed French doors leading out to the rear garden.

### **LOUNGE 16' 6" x 13' 5" (5.03m x 4.09m)**

Two single panelled radiators, double glazed windows to rear and side aspects, feature fireplace having an inset coal effect gas fire.

### **KITCHEN/DINER 14' 2" x 19' 7" (4.32m x 5.97m)**

Having recessed LED ceiling down lights, double glazed French doors leading out to the rear garden with full width double glazed side windows, two double panelled radiators, tiled floor, wide range of fitted base and eye level kitchen units, roll edge work surfaces, space and point for a Range style cooker with a stainless steel extractor hood above, space and plumbing for a dishwasher, ceramic sink, centre island, space for an American style fridge freezer, tiled splash back areas and a door to the inner lobby area.

### **INNER LOBBY AREA**

Having an opaque double glazed side entrance door, door to the wet room and a further door to the ground floor bedroom/study.

### **GROUND FLOOR BEDROOM/STUDY 11' 7" x 5' 6" (3.53m x 1.68m)**

Double glazed windows to front and side aspects, single panelled radiator and laminated wooden effect flooring.

### **WET ROOM 7' 10" x 5' 0" (2.39m x 1.52m)**

Opaque double glazed window to side aspect, single panelled radiator, low level WC, pedestal wash hand basin, chrome effect mixer style shower and PVC panelled walls.



## FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard and further doors leading off to...

## BEDROOM ONE 14' 9" x 10' 3" (4.5m x 3.12m)

Double glazed window to rear aspect, single panelled radiator, two fitted double wardrobes and access to...

## WASH ROOM/WC 4' 6" x 4' 3" (1.37m x 1.3m)

Low level WC, wash basin, vanity storage cupboards, roll edge vanity work top, tiled splash back area and a useful shaver connection point.

## BEDROOM TWO 11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM THREE 14' 8" x 10' 2" maximum (4.47m x 3.1m)

Double glazed window to front aspect, single panelled radiator and a door to a useful shelved storage cupboard.

## BEDROOM FOUR 9' 3" x 8' 3" (2.82m x 2.51m)

Double glazed window to front aspect, single panelled radiator and a door to a useful storage cupboard.

## FAMILY BATHROOM 9' 2" x 6' 4" (2.79m x 1.93m)

Opaque double glazed window to side aspect, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath, corner tiled shower cubicle having a chrome mixer style shower, tiled splash back areas.

## TO THE EXTERIOR

The property stands on a generous lot with the large front garden having double opening gates, lawn, brick built storage shed, in and out stoned driveway providing ample off road parking and access to the double garage. The rear garden is again a very good size being mainly laid to lawn with well established borders and a block paved patio.

## DOUBLE GARAGE

### 24' 5" x 15' 0" maximum (7.44m x 4.57m)

Having an electric up and over door, side entrance door, wall mounted central heating boiler, power and light.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).



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