



MAIN STREET, TWYFORD

Asking Price Of £290,000

Two Bedrooms

Freehold

DETACHED BUNGALOW

OFF ROAD PARKING

LOW MAINTENANCE GARDEN

GOOD COMMUTER LINKS

CHAIN FREE

TWO DOUBLE BEDROOMS

WET ROOM

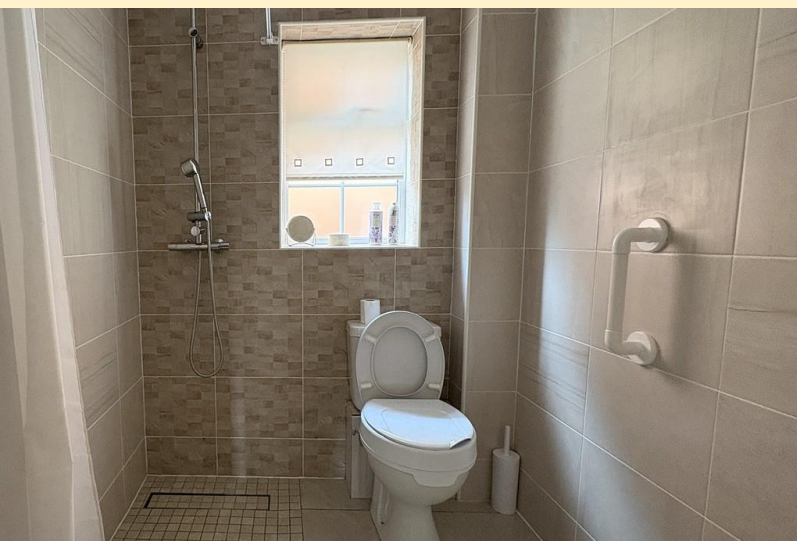
WELL SERVICED VILLAGE

COUNCIL TAX BAND C

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Offered with no onward chain, this detached two- bedroom bungalow sits right in the heart of the ever- popular village of Twyford, enjoying a friendly community feel, a well- regarded village pub and excellent road links to Leicester, Melton Mowbray and Market Harborough. It's a superb opportunity for buyers seeking single- storey living in a convenient, well- connected village setting.

The accommodation on offer comprises: entrance hall, breakfast kitchen, lounge, two double bedrooms and a wet room. Outside the property benefits from ample off road parking and low maintenance wrap around gardens with lovely views of St Andrews church.

ENTRANCE HALL Obscure glazed door into the entrance hall allowing natural light to filter through whilst maintaining privacy. Radiator, hatch to the loft space, generous storage cupboard, external door to the rear and carpet flooring.

KITCHEN/BREAKFAST ROOM 8' 0" x 12' 6" (2.44m x 3.82m) Fitted with a modern range of wall, base and drawer units finished with sleek work surfaces, this kitchen features a stainless-steel one-and-a-half bowl sink and drainer set beneath a window enjoying lovely views towards the church. Integrated appliances include a fridge, freezer, oven and gas hob with extractor above, with a washing machine included in the sale. The concealed Worcester combi boiler, which is regularly serviced, provides heating and hot water. The space is enhanced by spot lighting and vinyl flooring, giving a clean, contemporary finish throughout.

LOUNGE 14' 2" x 12' 8" (4.33m x 3.87m) A generous, well-proportioned lounge featuring a bay window with charming views of the church, creating a lovely focal point and plenty of natural light. The room includes a radiator, TV aerial point and soft carpet flooring, offering a comfortable and inviting space to relax.

BEDROOM ONE 8' 6" x 12' 9" (2.6m x 3.89m) Having a rear facing window, radiator and carpet flooring.

WET ROOM 6' 0" x 5' 5" (1.84m x 1.66m) A fully tiled wet room designed for ease and comfort, featuring a shower area with hand rails, low-flush WC, heated towel rail and a vanity-unit wash hand basin. An obscure-glazed window provides natural light while maintaining privacy, and an extractor fan ensures good ventilation.

BEDROOM TWO 8' 0" x 12' 9" (2.44m x 3.89m) Having a rear facing window, radiator and carpet flooring.

GARDENS Entering the property, a boundary wall frames a tarmac driveway that leads through to a gravelled parking area, providing ample space for vehicles. A further gravel section adjacent to the front wall creates a pleasant spot for sitting out and enjoying the setting. The garden wraps around the rear of the bungalow, is hard-landscaped for easy maintenance, and includes a garden shed for storage. There is a right of way for 1 King Street to take their bins through, along with a vehicle right of way for 6 Main Street to access their driveway.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.

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Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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THE PROPERTY OMBUDSMAN

Approved Redress Scheme

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