



Manor Lodge, 15 Main Street, Norton Juxta Twycross, Warwickshire, CV9 3QA

HOWKINS &
HARRISON

Manor Lodge, 15 Main Street
Norton Juxta Twycross,
Warwickshire, CV9 3QA

Guide Price: £599,999

An attractive double-fronted detached village home occupying a generous corner plot in the heart of Norton Juxta Twycross, offered to the market with no upward chain.

Manor Lodge provides well-balanced accommodation of approximately 1,347 sq ft, combining traditional character with practical family living. The property features a spacious living room, separate dining room, kitchen with adjoining utility and WC, and a conservatory opening onto the gardens, while upstairs offers three well-proportioned bedrooms and a shower room.

Externally, the house sits within established gardens and benefits from a detached double garage, ample driveway parking and a pleasant village setting, making this a particularly appealing opportunity for buyers seeking space, privacy and rural charm with excellent connectivity.



Location

Manor Lodge occupies a pleasant position along Main Street within the small and historic village of Norton Juxta Twycross, set amidst open countryside on the Warwickshire–Leicestershire border. The village enjoys a peaceful rural atmosphere while remaining conveniently placed for access to nearby market towns and commuter routes. Local walks and countryside surrounds are close at hand, with the Ashby Canal and the National Forest within easy reach, while everyday amenities, schooling and leisure facilities are available in neighbouring villages and towns including Twycross, Atherstone and Tamworth. The area is particularly well regarded for its connectivity, with straightforward access to the A444 and M42, making it an ideal base for those seeking a balance of village living and wider regional travel..

Travelling Distances

Atherstone – 6 miles

Tamworth – 9 miles

Nuneaton – 17 miles

Coventry – 21 miles

Leicester – 28 miles

Birmingham Airport – 25 miles

East Midlands Airport – 32 miles



Accommodation Details - Ground Floor

A covered porch opens into the central hall, which provides access to the principal ground-floor accommodation and features the staircase rising to the first floor.

To the right of the hall lies the living room, a spacious and welcoming reception room enjoying a front-facing window which allows for good natural light. Double opening doors lead directly from the living room into the conservatory, creating a pleasant connection between the main living space and the garden-facing accommodation. To the left of the hallway is the dining room, a well-proportioned reception room with a front-facing window, well suited to both everyday dining and more formal entertaining. An opening from the dining room leads directly into the kitchen, creating a practical and sociable layout. The kitchen is also accessed from the hallway and is fitted with a range of units and work surfaces, enjoying a rear-facing window overlooking the garden. From the kitchen, a door leads into a useful utility area providing additional storage and appliance space, with a further door giving access to the ground-floor WC. The utility also provides an external door

leading out to the side of the property. The conservatory is positioned to the rear of the house and forms an excellent additional reception space. It enjoys a triple-aspect design, with windows to three sides and French doors opening directly onto the garden, making it an ideal room for relaxing while enjoying views over the outdoor space.

First Floor

The staircase rises from the hall to a first-floor landing, which benefits from two built-in storage cupboards and provides access to all three bedrooms and the shower room. Bedroom one is a well-proportioned double bedroom with a front-facing window, whilst bedroom two is also positioned to the front of the property and benefits from a built-in storage cupboard, making it a practical double bedroom or generous guest room. Bedroom three is a single bedroom with a rear-facing window, ideal for use as a child's bedroom, home office or study. Completing the first floor is the shower room, which comprises a modern suite including a shower enclosure, wash basin and WC, and benefits from a window providing natural light and ventilation.





Outside

Externally, the property occupies a generous corner plot, with wrap-around gardens laid mainly to lawn and offering a good degree of privacy. A driveway provides off-road parking and leads to the detached double garage, positioned separately from the house and offering excellent storage or workshop potential.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Attractive double-fronted detached village home
- Sought-after Norton Juxta Twycross setting
- Two reception rooms plus conservatory
- Kitchen with utility and WC
- Modern shower room
- Three well-proportioned first-floor bedrooms
- Envious corner plot position
- Mature wrap-around gardens
- Large family bathroom and en-suite shower room
- Detached double garage and driveway
- Offered with no upward chain





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains electricity, water and drainage. The central heating is oil fired and broadband is available but not currently connected.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

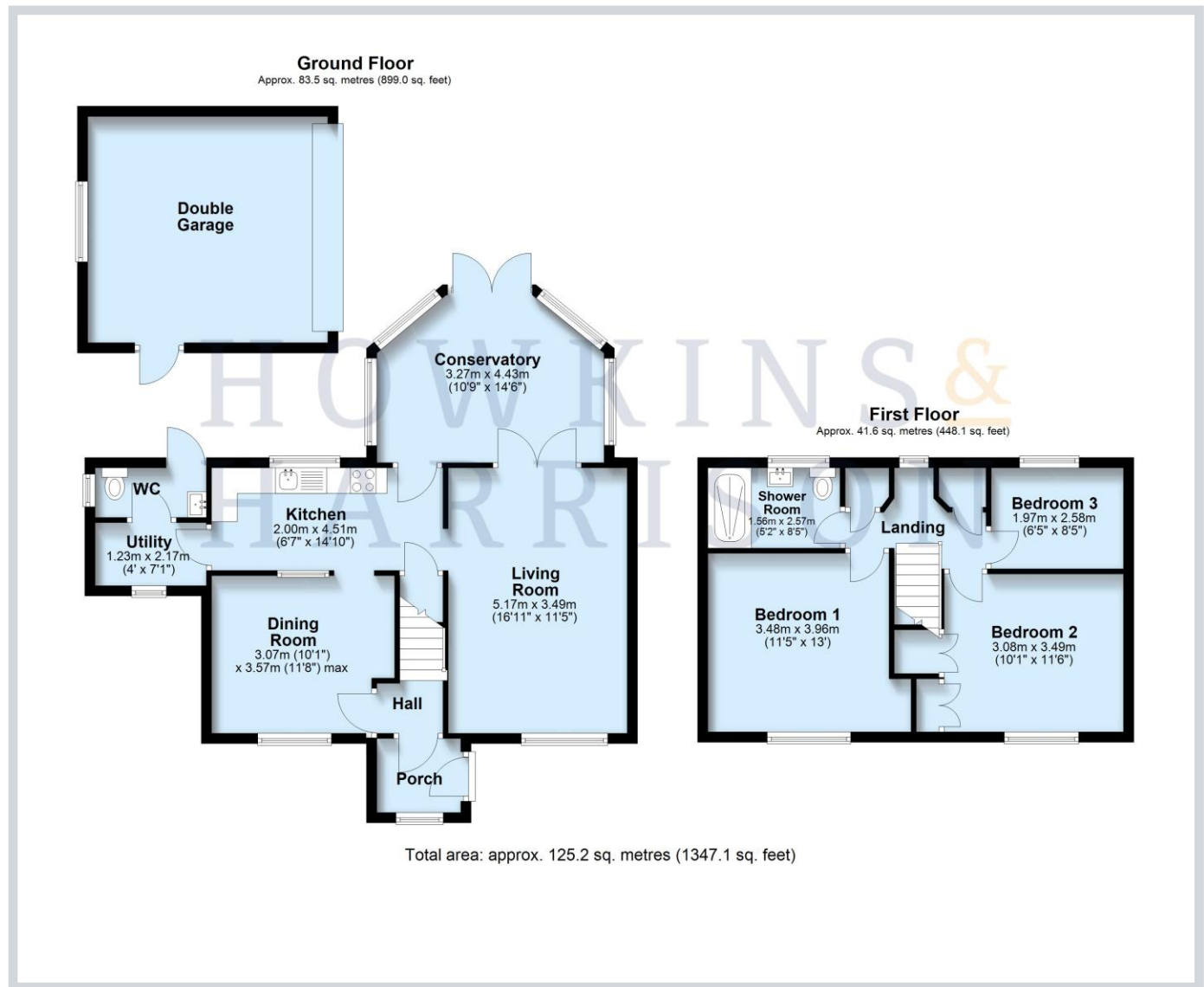
Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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