



Plot 10 The Leicester Orton Lane,  
Twycross,  
CV9 3HA



## GENERAL

A fine collection of modern, contemporary houses located on the edge of Twycross. Orton Park is currently being developed by Cartwright Homes, a highly respected family company that specialises in small high quality schemes. The 16 houses have been designed with great sensitivity to seamlessly blend into this wonderful country setting.

It is very much the ethos of Cartwright Homes to encourage every purchaser to choose their own kitchens, bathrooms and tiling, working with them to create their dream home. However, the basic specification is impressive with an air source heat pump and underfloor heating on the ground floor, which as well as creating a comfortable living environment, gives incredible flexibility as to how the space is used and arranged.

## CONTACT

For more information or to book a viewing, please contact Fox Country Properties on 01455 890898 or email: [marketbosworth@foxcountryproperties.co.uk](mailto:marketbosworth@foxcountryproperties.co.uk) for more information.



## LOCATION

Orton Park is located on the Western fringes of Twycross, a popular West Leicestershire village. The village itself has a thriving community with a popular restaurant, an independent florist and cafe. The village is also home to Twycross House School and Preparatory School for children aged 4-18 a highly successful private school. Twycross cricket club is right in the heart of the village and the first and second team play in the Leicestershire and Rutland cricket league. Twycross Zoo is a main attraction for the area and is home to around 500 animals of almost 100 species including monkeys, tigers, meerkats and the rare Amur leopard.

Market Bosworth is one of the most well regarded and exclusive towns in West Leicestershire. The town services a wide area and is locally considered to be one of the most desirable locations to live. There is a traditional market every Wednesday as well as a Farmers Market that is held on the fourth Sunday of every month. The town is home to one of the area's leading private schools, The Dixie Grammar, and there is also a High School rated by OFSTED as "outstanding" and Primary School. There is a thriving community with a variety of sports clubs including rugby, football and bowls.

There are fast train services into London Euston from Nuneaton and Tamworth. Birmingham and Leicester are also within commutable distance.

## THE LEICESTER

The four bedroom Leicester is ideal for growing families in search of extra space. A kitchen/diner/family room is the hub of the house with French doors leading to the rear garden. A spacious lounge, study/playroom and guest cloakroom complete the ground floor. Upstairs, bedroom one with en-suite can be found alongside 3 further bedrooms and the family bathroom.

Outside there is a double detached garage offering ample off road parking and an enclosed rear garden.

## ROOM DIMENSIONS

### GROUND FLOOR:

Living Room: 5678mm x 3835mm 18'7" x 12'7"  
Dining/Kitchen: 7372mm x 4001mm max 24'2" x 13'1" max  
Study/Playroom: 2932mm x 3197mm 9'7" x 10'6"

### FIRST FLOOR:

Master Bedroom: 4053mm x 3248mm 13'3" x 10'7"  
Bedroom 2: 3400mm x 2863mm max 11'1" x 9'6" max  
Bedroom 3: 3911mm x 2612mm 12'10" x 8'6"  
Bedroom 4: 3411mm x 2650mm 11'2" x 8'8"

## ANNUAL ESTATE CHARGE

There is an annual estate charge payable of approximately £323.25.

## PLEASE NOTE

The internal photographs are artists impressions for reference only.





HOMES



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\*plans are intended to give a general indication of the proposed floor layout. Dimensions are accurate to within a + or - of 50mm, but should not be used for flooring sizes, furnishings, appliance spaces or furniture. Individual features such as plot handing, windows, bricks, other materials and colours may vary as may siting and electrical layouts. Please speak with our Sales Team for individual plot details. Images, photographs and dimensions are not intended to form any part of any contract or warranty unless specifically incorporated into the written contract. Plans are correct at the time of going to press but may vary during construction.

CONSUMERS  
CODE  
HOUSE

APPROVED  
TRADING

THE  
**Site plan**



- |  |  |
|--|--|
|  THE STANFORD<br>5 BEDROOM HOME   |  THE ASTON<br>4 BEDROOM HOME      |
|  THE ARBURY<br>5 BEDROOM HOME     |  THE BEAUMANOR<br>4 BEDROOM HOME  |
|  THE ANSLEY<br>5 BEDROOM HOME     |  THE KENWOOD<br>3 BEDROOM HOME    |
|  THE PRESTWOLD<br>5 BEDROOM HOME  |  THE HARDWICK<br>3 BEDROOM HOME   |
|  THE BOSWORTH<br>5 BEDROOM HOME   |  THE CHATSWORTH<br>4 BEDROOM HOME |
|  THE LEICESTER<br>4 BEDROOM HOME |  AFFORDABLE HOMES                |

BCP Bin Collection Point



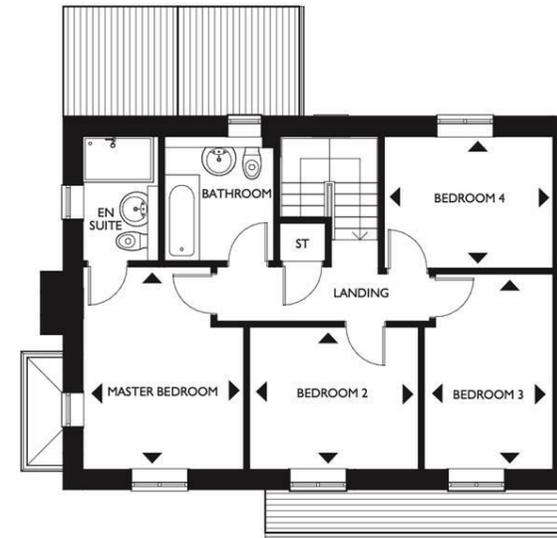
**ORTON PARK**

Twycross, Warwickshire



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