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Orton Lane
Norton Juxta Twycross

- Offered with no onward chain
- Substantial four bedroom detached home
- Spacious fitted kitchen/breakfast room
- Dual-aspect sitting room with feature wood burner
- Main bedroom with dressing area and en suite
- Private garden with substantial paved terrace
- Double garage with ample off-road parking
- Highly regarded Norton Juxta Twycross location
- EPC Rating D / Council Tax Band F / Freehold

A beautifully presented and substantial four bedroom detached home, occupying a generous corner plot in the highly regarded village of Norton-Juxta-Twycross. Offering well-proportioned and versatile accommodation arranged over two floors, the property combines a welcoming atmosphere with a practical layout ideally suited to modern family living.

The ground floor provides a selection of reception spaces, including a welcoming entrance hall, study, fitted kitchen/breakfast room, separate dining room, sitting room and garden room, together with a useful utility room and cloakroom. To the first floor are four well-proportioned bedrooms, including a generous main bedroom with bespoke fitted wardrobes, a dressing area and en suite bathroom.

Outside, the property enjoys a private enclosed rear garden, a substantial block-paved driveway and a double garage. Further benefits include upgraded original wood flooring throughout the house, an insulated garden room roof, extensive loft storage and the advantage of no onward chain. The village is also well placed for a selection of highly regarded state and independent schools, including those within the catchment area.













Accommodation:

The property is entered via an inviting entrance hall, where the upgraded original wood flooring continues a sense of warmth and character that runs throughout the house. From here, access is provided to a well-proportioned study, ideal for home working, and a versatile reception room currently arranged as a formal dining room, but equally suited to use as a playroom or additional sitting room.

The fitted kitchen/breakfast room offers a practical and sociable setting, with a good range of work surfaces and storage, together with space for a breakfast table. A separate utility room provides additional storage and useful access to the rear garden, helping to keep the main living areas uncluttered.

Positioned to the rear of the property, the sitting room enjoys dual-aspect windows and double doors overlooking and opening directly onto the garden. A wood-burning stove, set within a recessed chimney breast beneath a floating beam mantel, forms an attractive focal point, creating a welcoming space in which to relax.

The adjoining garden room provides a further reception space, with an insulated roof enhancing its suitability for year-round use. French doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces.

To the first floor, a wide galleried landing leads to four well-proportioned bedrooms. The main bedroom is particularly generous, featuring bespoke fitted wardrobes, a substantial fitted dressing unit and an en suite bathroom incorporating both a bath and a separate shower.

The second bedroom also benefits from fitted wardrobes, while the two further bedrooms offer flexibility for family members, guests or additional workspace. These rooms are served by the contemporary family bathroom. Extensive loft storage provides further practicality, with part of the loft boarded for convenience.

Gardens and land:

Occupying a generous corner plot, the property enjoys an attractive frontage, with a block-paved driveway providing ample off-road parking and access to the double garage.

A well-maintained lawn extends around the side of the house, with gated access leading through to the enclosed rear garden. Offering a good degree of privacy, the garden features a substantial paved terrace, ideal for outdoor dining and entertaining, alongside a neatly maintained lawn providing plenty of space for children to play or simply enjoy the outdoors.

The combination of the generous plot, established garden space and ample parking makes the outside space a particularly appealing feature of this family home.

Location:

Norton-Juxta-Twycross is a highly regarded village set amidst the attractive Leicestershire countryside, offering a peaceful rural setting whilst remaining conveniently positioned for everyday amenities, schooling and access to the wider Midlands.

The property falls within the catchment area for the highly sought-after Congerstone Primary School and Bosworth High School. Twycross House School and Dixie Grammar School are also within a convenient driving distance, providing a choice of state and independent education options.

Measham, Market Bosworth and Ashby-de-la-Zouch are all within easy reach, offering a range of shops, cafés, restaurants and everyday amenities. For more extensive shopping and leisure facilities, Tamworth's Ventura Retail Park is readily accessible, with further amenities available in Nuneaton and Burton-upon-Trent.

Local attractions include Twycross Zoo and Turpins Bar & Grill, while the surrounding countryside offers numerous opportunities for walking and outdoor pursuits. Excellent road connections provide convenient access to the wider Midlands, making the village an appealing choice for those seeking a balance of countryside living and accessibility.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.


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Services:
The property is connected to mains electricity, water, and drainage.

Heating is provided by an oil-fired central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

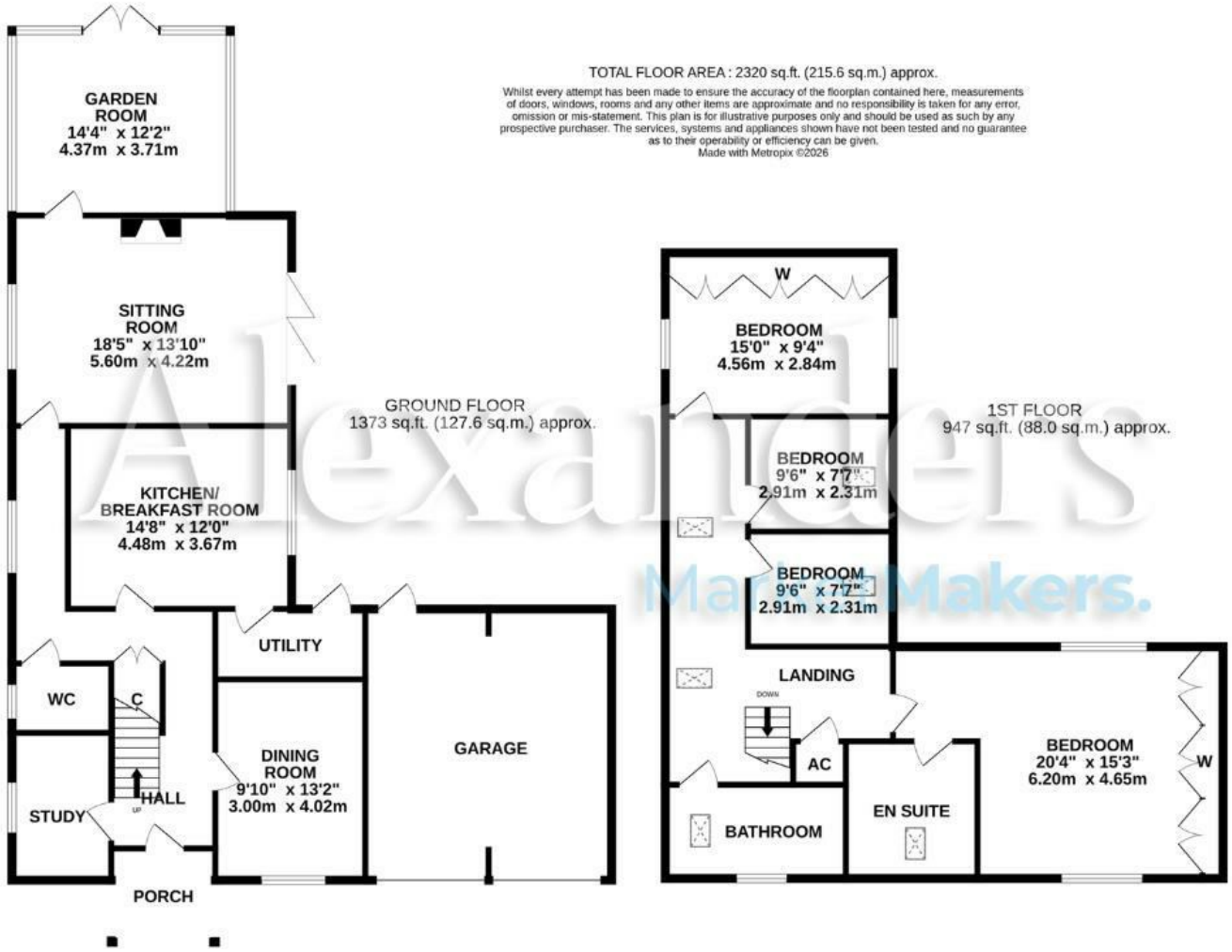
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

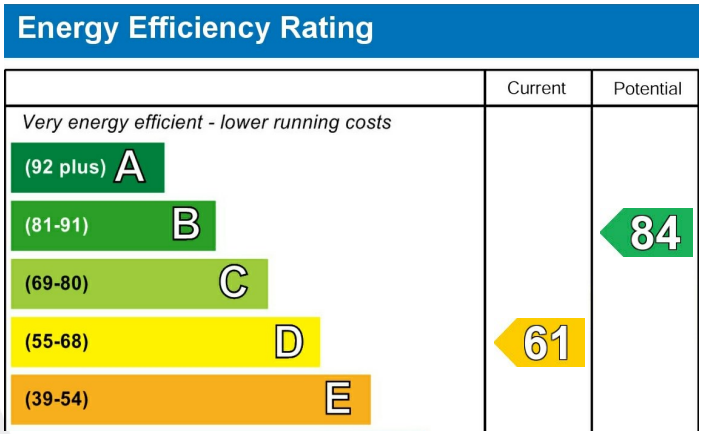
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.











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