



Twycross Road
Sheepy Magna
£305,000

*** PRESENTED LIKE A SHOWHOME - TRULY IMMACULATE - CARPORT ***. For sale with MARK WEBSTER estate agents is this delightful modern semi detached home briefly comprising: Guest WC, lounge, good sized kitchen/diner, three bedrooms, luxury bathroom, landscaped low maintenance gardens, carport and parking. Internal viewing is essential.

ENTRANCE HALL

Having a composite double glazed entrance door, Karndean wooden effect flooring with underfloor heating, stairs leading off to the first floor landing and oak doors to...

GUEST WC

5' 1" x 2' 8" (1.55m x 0.81m)

Opaque double glazed window to side aspect, tiled floor with underfloor heating, low level WC with modern push button flush, wash basin with useful vanity storage beneath, attractive tiled splash back area.

LOUNGE

16' 9" x 12' 6" (5.11m x 3.81m)

Double glazed window to front aspect, Karndean wooden effect flooring with under floor heating, oak door to a useful storage cupboard and a square opening to the kitchen/diner.

KITCHEN/DINER

20' 6" x 9' 7" (6.25m x 2.92m)

Having recessed LED ceiling down lights, tiled floor with underfloor heating, double glazed French doors leading out to the rear garden, extensive range of 'Shaker' style base and eye level units, integrated fridge/freezer, very useful additional full height integrated freezer, tall unit housing the stainless steel 'NEFF' double oven, granite work surfaces with matching up stands, 5 ring stainless steel 'NEFF' gas hob with a stainless steel 'NEFF' extractor hood above, integrated dishwasher and 'NEFF' washer/dryer.

FIRST FLOOR LANDING

Double panelled radiator, access to the roof storage space and oak doors leading off to...

BEDROOM ONE

12' 6" x 9' 4" (3.81m x 2.84m)

Double glazed window to front aspect, single panelled radiator and an oak door giving access to the family bathroom.



BEDROOM TWO

9' 10" x 10' 7" to the fitted storage (3m x 3.23m)

Double glazed window to rear aspect, single panelled radiator and full width fitted storage with sliding mirrored doors.

BEDROOM THREE

9' 9" x 7' 6" (2.97m x 2.29m)

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

FAMILY BATHROOM

10' 8" x 6' 3" (3.25m x 1.91m)

A very large bathroom that could be split to provide an en-suite having an opaque double glazed window to front aspect, tiled floor, low level WC with modern push button flush, wall mounted wash basin, useful shaver connection point, corner tiled shower cubicle having a chrome mixer shower with rainfall style shower head, bath and tiling to half height.

TO THE EXTERIOR

The property stands in very well kept gardens with the rear garden being mainly paved to provide low maintenance, outside water tap and electricity point, fenced boundaries and rear gated access leading to the parking and carport area. Located in the rear garden is an excellent sized timber storage/workshop area with power connected and this space would also make an ideal garden office if required (Available subject to separate negotiation).

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

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

SERVICES: We understand that all mains services are connected.

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



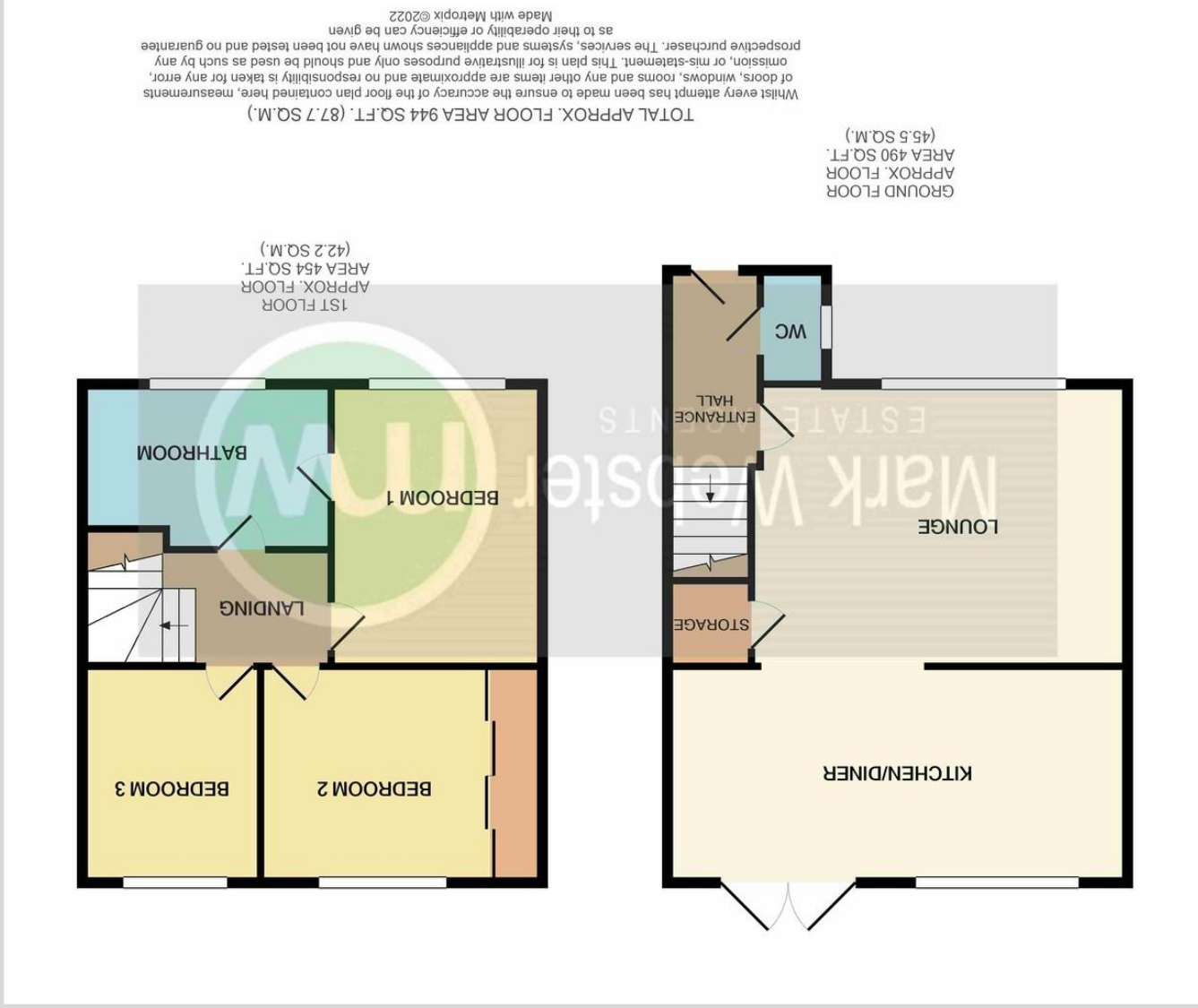
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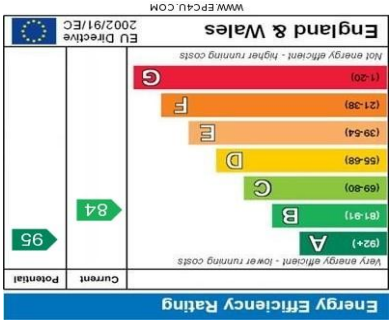
Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



Floorplan



Energy Performance Rating:



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