



Orton Lane
Twycross
£695,000



*** VERY LARGE FAMILY HOME ~ DESIRABLE VILLAGE LOCATION ~ DETACHED DOUBLE GARAGE TO THE REAR ***. For sale with MARK WEBSTER estate agents is this beautifully situated 5 bedroom detached family home offering an excellent range of spacious and flexible accommodation standing on a generous corner plot. Viewing is a must.

Orton Lane, Twycross, CV9 3HA is situated in the heart of the highly regarded village of Twycross, a charming rural community known for its countryside setting and strong family appeal. Surrounded by rolling farmland and picturesque walks, the village offers a peaceful lifestyle while remaining exceptionally well connected. Twycross is well known for its excellent schooling options, including the renowned Twycross House School, making the area particularly popular with families. Day-to-day amenities are conveniently close by, with local shops, pubs and services available within the village and a broader range of facilities available in nearby Market Bosworth, Atherstone and Ashby-de-la-Zouch.

For commuters, the location is ideal. The A444 and A5 provide easy access to major centres including Leicester, Coventry, Birmingham and Nuneaton, while nearby train stations offer regular rail services to London and beyond. Despite this accessibility, Twycross retains a quiet, semi-rural atmosphere. Of particular note, the property benefits from a detached double garage to the rear, offering excellent potential for conversion into an annexe or ancillary accommodation (subject to the necessary consents) - ideal for multi-generational living, guest accommodation or home-working flexibility. Altogether, Orton Lane provides an exceptional setting combining village charm, countryside living and versatility for modern family life.

RECEPTION PORCH

Having an opaque double glazed composite style entrance door, double glazed windows and an internal double glazed sliding door leading to...



SPACIOUS ENTRANCE HALL

Stairs leading off to the first floor landing, single panelled radiator and doors to...



GUEST WC 8' 6" x 3' 2" (2.59m x 0.97m)

Opaque double glazed window to front aspect, decorative panelled walls, low level WC, wash basin and a single panelled radiator.

LOUNGE 23' 2" x 11' 0" (7.06m x 3.35m)

Double glazed window to front aspect, single panelled radiator, feature fireplace having an inset cast iron multi fuel stove, double opening doors to the dining room and double glazed sliding doors to the conservatory.

CONSERVATORY 12' 4" x 8' 10" (3.76m x 2.69m)

Having a double glazed roof and windows, double panelled radiator, ceiling pendant lighting and double glazed French doors leading out to the rear garden.



DINING ROOM 10' 2" x 7' 9" (3.1m x 2.36m)

Double glazed window to rear aspect, double panelled radiator and a door to the kitchen.

KITCHEN 21' 2" x 10' 2" maximum (6.45m x 3.1m)

(7'5" minimum depth) Two double glazed windows to rear aspect, travertine tiled floor, single panelled radiator, extensive range of fitted base and eye level units, Range style electric cooker with a recessed extractor hood above, granite work surfaces with matching up stands, integrated dishwasher, double ceramic sink, space for an American style fridge freezer, eye level display shelving, door to the sitting room and a further door to the utility room.

UTILITY ROOM 17' 4" x 6' 4" (5.28m x 1.93m)

Having a vaulted ceiling with two double glazed skylight windows, travertine tiled floor, single panelled radiator, double glazed doors to both the front and rear aspects with adjoining side windows, range of fitted base level units, two matching tall larder style units, space and plumbing for a washing machine, further appliance spaces, roll edge work surfaces with matching up stands, ceramic sink.

SITTING ROOM 12' 10" x 10' 8" (3.91m x 3.25m)

A flexible room that's currently being used as a dining room having a double glazed window to front, single panelled radiator, feature panelled walls and fireplace.

FIRST FLOOR LANDING

Access to the roof storage space, feature wall panelling, door to the airing cupboard that also houses the combination central heating boiler and further doors to...

BEDROOM ONE 17' 8" x 10' 8" (5.38m x 3.25m)

Having double glazed windows to front and rear aspects, two single panelled radiators, range of fitted bedroom furniture, wash basin with useful storage beneath, access to the roof storage space and a door to the en-suite.



ENSUITE 6' 3" x 5' 6" (1.91m x 1.68m)

Opaque double glazed window to front aspect, tiled floor, chrome towel radiator, low level WC, pedestal wash hand basin, walk in style shower having a chrome mixer style shower, tiled walls with decorative border inset.



BEDROOM TWO 12' 3" x 8' 0" minimum (3.73m x 2.44m)

Double glazed window to front aspect, single panelled radiator and a range of fitted bedroom furniture.

BEDROOM THREE 10' 6" x 8' 9" (3.2m x 2.67m)

Double glazed window to rear aspect, single panelled radiator and fitted bedroom furniture.

BEDROOM FOUR 11' 5" x 10' 8" maximum (3.48m x 3.25m)

(L-Shaped) Double glazed window to rear aspect, single panelled radiator and fitted bedroom furniture.

BEDROOM FIVE 8' 8" x 7' 0" (2.64m x 2.13m)

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

FAMILY BATHROOM 11' 2" x 6' 9" (3.4m x 2.06m)

Opaque double glazed window to front aspect, tiled floor, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer style shower over, shower screen and tiled walls.



TO THE EXTERIOR

To the front of the property there is a good sized block paved driveway providing ample off road parking. The rear garden is an excellent size having a large paved patio, lawn, planted borders with double opening gates to the rear providing further parking and access to the detached double garage.

DETACHED DOUBLE GARAGE

Having two roller style electric doors, double glazed window and door to the side aspect

SERVICES: We understand that all mains services are connected with the exception of mains gas. The property also benefits from solar panels

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

COUNCIL TAX: We understand this property has been placed in Council Tax Band F. (This information is provided from the Council Tax Valuation List Website).

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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.

Mississippi Representation Act 1937 - These details are prepared as a general guide to many and should not be relied upon as a basis to enter into legal contract or to commit expenditure or other legal commitments before consulting their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitment. An interested party should consult their own surveyor, any and should not be relied upon when specific information has been requested.

Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or fittings and so does not verify they are in working order, for their purpose of within ownership of the Seller before the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or any guarantee. A buyer must assume the legal status of the property or any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such themselves before the purchase. A buyer is advised to re-check the dimensions concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

COMPANY DISCLIMER - All structures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (most efficient) to G (least efficient). The scale is divided into seven categories, each with a corresponding color and a numerical range in parentheses. The categories are: Very energy efficient - lower running costs (92+), (81-91), (69-80), (55-68), (39-54), (21-38), and (1-20). The last category is labeled Not energy efficient - higher running costs. To the right of the scale, there are two green diamond-shaped boxes containing the numbers 72 and 74, likely representing average ratings for different groups. Below the chart, the text 'EU Directive 2002/91/EC' is mentioned, along with the European Union flag.

Rating	Range (%)	Color
A	(92+)	Dark Green
B	(81-91)	Medium Green
C	(69-80)	Light Green
D	(55-68)	Yellow
E	(39-54)	Orange
F	(21-38)	Red
G	(1-20)	Dark Red

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Energy Performance Rating:

With very limited space available to us, the layout of the ground floor is as follows:-

Area	Size
Ground Floor Area	1830 sq ft (171 sq m) approx.

GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.

1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.

Floorplan