

make the move



**8 LEWINS CLOSE, TWYFORD, MELTON
MOWBRAY
LEICESTERSHIRE, LE14 2HZ**

£550,000

An opportunity to purchase a fine newly constructed four bedroom detached property situated on the fringe of the popular village of Twyford whilst lying approximately 7 miles south of the historic town of Melton Mowbray.

The property is situated on a generously sized plot and offers the following accommodation over three floors: open plan breakfast kitchen with separate dining room and lounge, utility & cloaks, there are four bedrooms; three to the first floor to include master suite, bedroom four to second floor.

To the outside electronic gated entrance and landscaped gardens.

- Detached executive home
- Village location
- 10 year Buildmark guarantee
- Generous plot
- High specification
- Video entry system
- Electronic gated entrance
- Two receptions
- Three bathrooms
- Four bedrooms

LOCATION

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Viewing highly recommended.

ACCOMMODATION

Accessed via a timber electronic gated entrance with pedestrian access to the side, a sweeping driveway.

ENTRANCE HALL

Accessed via a timber electronic gated entrance with pedestrian access to the side, a sweeping driveway on to a Georgian style door with glazed inset and corresponding glazed side panel, courtesy lighting and brass hardware.

CLOAKROOM

Low flush w.c., and wash hand basin.

SITTING ROOM

Window to front elevation.

OPEN PLAN LIVING KITCHEN

A superb sociable space for today's living. A good range of Shaker style base and drawer units with Silestone preparation surface over, illuminated kick board, integrated wine cooler, inset Belfast sink with Quooker tap over, freestanding two oven Rangemaster cooker with five burners and complementary cooker over, integrated dishwasher, free standing unit housing AEG American fridge freezer with freezer drawer, water dispenser and useful storage unit above, polished porcelain tiled floor, LED lighting to ceiling, entry system video panel display, further range of complementary eye-level units, window to side elevation, glazed double doors with complementary glazed side panels opening onto the spacious wrap around patio, part glazed door through to:

SNUG

Range of base units with Silestone preparation surface over, inset sink, integrated washing machine and dryer.

STAIRS TO:

FIRST FLOOR ACCOMMODATION

MASTER BEDROOM SUITE

Windows to front and side elevations, door to:

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings and glazed screen, back to wall low flush w.c., wash hand basin inset into vanity unit with storage beneath.

DRESSING ROOM

Window to side elevation, ample space for fittings.

BEDROOM TWO

Window to front and side elevation.

FAMILY BATHROOM

Panelled bath with wall mounted shower fittings and glazed screen, back to wall low flush w.c., and wash hand basin inset into vanity unit with storage cupboards.

BEDROOM THREE

Window to rear elevation.

STAIRS TO:

SECOND FLOOR ACCOMMODATION

BEDROOM FOUR

Sun tubes providing ample light.

EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings and glazed screen, back to wall low flush w.c., wash hand basin inset into vanity unit with storage beneath.

OUTSIDE

The boundary to the property is depicted by a timber post and rail fence to the front and close boarded fence to the side and rear. The property is accessed via an electronic gated entry system with video monitor to the kitchen.

The garden is predominantly laid to lawn at the front and rear and boasts a generous size plot with sapling trees planted for year round interest. A spacious wrap around patio provides for all outdoor entertaining and al-fresco dining whilst an area of specimen planting provides for year round colour.



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