

# Alexanders



## Lewins Close

Twyford





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## Twyford

- Immaculate family home
- Spacious open plan living with sitting room
- Gorgeous kitchen area with integrated appliances
- Five spacious double bedrooms
- Main bedroom with impressive en suite
- Beautifully landscaped gardens
- Double garage with electric roller door and charging point
- EPC Rating B / Council Tax Band E / Freehold

### General Description

An immaculate and deceptive three storey family home, maintained to a high standard throughout, situated in an elevated position on the edge of this popular village. The open plan living space has a beautiful kitchen with a living room area and opens out on to the landscaped gardens.

### Accommodation

Entrance hall, cloakroom, gorgeous open plan kitchen / diner into a living room with a stunning wood burner, utility, spacious sitting room. The ground floor also benefits from underfloor heating throughout. Onto the first floor you will find, three double bedrooms, main bedroom with en-suite and dressing room which also features air conditioning, and a family bathroom. The second floor holds a study / games room and another spacious bedroom. Outside, the property has private electric gates with electric TV intercom, a large driveway, double garage with electric roller door, charging point and lawn to the front with views towards the village. There is private gated access to the rear landscaped gardens with patio and steps on the lawned gardens and storage to the sides of the property.



## Location

Twyford is convenient for fast access to Melton Mowbray, Leicester and Market Harborough and is situated amongst rolling Leicestershire countryside. The village offers a local pub, church and village hall with more extensive local facilities available at nearby Great Dalby, Queniborough and Syston.

## Viewings

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam by visiting alexanders-estates.com.

## Tenure

Freehold.

## Services

We are advised that mains gas, electricity, water, and drainage are connected. The property benefits from underfloor heating to the ground floor and an alarm system.

## Local Authority

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH

Council Tax Band E.

## 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.

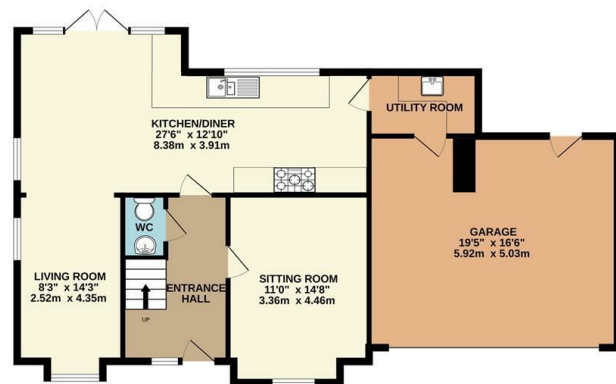
## Money Laundering

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. This evidence will be required prior to solicitors being instructed.

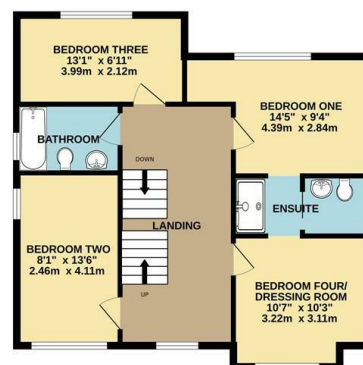




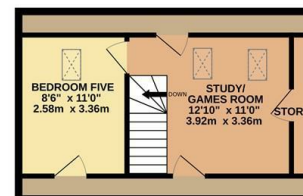
GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

**Alexanders**

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

## Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.