

HINCKLEY ROAD

WESTERN PARK, LEICESTER



JAMES
SELICKS



This well-presented and characterful home offers a blend of period features and modern convenience across generous living spaces. Boasting four double bedrooms, two elegant reception rooms, a thoughtfully designed kitchen, a stylish bathroom and additional shower room with each room retaining original architectural details.

Four well-proportioned double bedrooms • original features throughout • Two spacious reception rooms • Modern kitchen with quality appliances • Versatile utility area with WC • Stylish family bathroom with roll-top bath • Separate shower room • Original stained glass window, servant bells, picture rails, and deep skirting • Large stone driveway for four or more vehicles • South-facing rear garden with patio, lawn, mature planting and shed • Single garage with power, lighting, and side access • Desirable area for families or professionals • EPC - D

Location

Hinckley Road lies in the heart of the popular suburb of Western Park and is renowned for its quality of housing stock, excellent primary schooling within the area, and the city centre with its professional quarters and mainline railway station being within easy reach. Local day-to-day shopping can be found along the road itself, as well as Braunstone Gate and Narborough Road just a short walk away.

Accommodation

The entrance opens into a hallway with a striking Terrazzo floor and deep skirting, creating an inviting first impression. From here, there's access to a cleverly designed utility area with charcoal tiled flooring providing plumbing for a separate washer and dryer, and wall-mounted shelving. A ground floor cloakroom with a sink, a thoughtful addition by our Client, is located here.

The front reception room features a large bay window, original exposed floorboards, deep skirting, a picture rail, period fireplace, and a traditional servant bell. The second reception room maintains the home's character, offering another fireplace, fitted shelving and cupboards, deep skirting, picture rail, and a wooden double-glazed door that leads to the rear garden. The dining kitchen is both functional and well-equipped, with charcoal tiled flooring. Appliances include a Zanussi black oven, De Dietrich induction hob, Smeg extractor, and an integrated Hotpoint dishwasher. Cream units with silver handles are complemented by wooden worktops with white tiled splashbacks and a butler sink. There are two obscure-glazed side windows and a rear UPVC sash window bringing in plenty of light. Original servant bells and ceiling spotlights add extra detail.

Stairs rise to a first-floor landing which boasts a stained-glass side window, which is the inspiration for the front door glazing. A skylight and ceiling spotlights add to the brightness, while a picture rail provides continuity with the period elements of the ground floor. The property benefits from four stunning double bedrooms. The principal bedroom has front and side sash windows, red-tiled fireplace, picture rail, deep skirting, and exposed floorboards. The second bedroom is located to the rear and has an original fireplace with a mint-tiled hearth, exposed floorboards, picture rail, deep skirting, and a UPVC sash window. The third bedroom is carpeted with a uPVC sash window to the rear, picture rail, and deep skirting. Completing the bedroom accommodation is the fourth bedroom, with exposed floorboards, a window to the front, picture rail, and deep skirting.

The bathroom includes a roll-top bath with a Bristan tap, separate toilet, Vitra sink, and chrome radiator. Grey subway tiling compliments the period inspired floor tiles and adds a cohesive finish. An obscure-glass side window and three painted wooden cupboards, one housing the recently serviced boiler, offer light and storage. Completing the internal accommodation a compact yet stylish shower room features a double-width enclosure with waterfall shower, tiled walls, charcoal tiled flooring, fitted shelving, and a wooden window to the side. This space also holds exciting potential and could be converted into an ensuite for the principal bedroom (subject to any necessary planning consents).





Outside

The front driveway provides parking for four or more vehicles and provides access to a single garage with power and lighting and side access. Hedges and fencing offer privacy. The deep west-facing rear garden features a patio leading up to a well-kept lawn with mature beds, all fenced and hedged boundaries for privacy. A small shed sits at the bottom, alongside a tree which provides natural shade. There's also an outdoor tap and power point, ideal for gardeners or entertaining.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: D

Listed Status: None.

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 362mbps. +

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Title available on request

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessible modifications to the property

Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE3 0WA, and house number 384



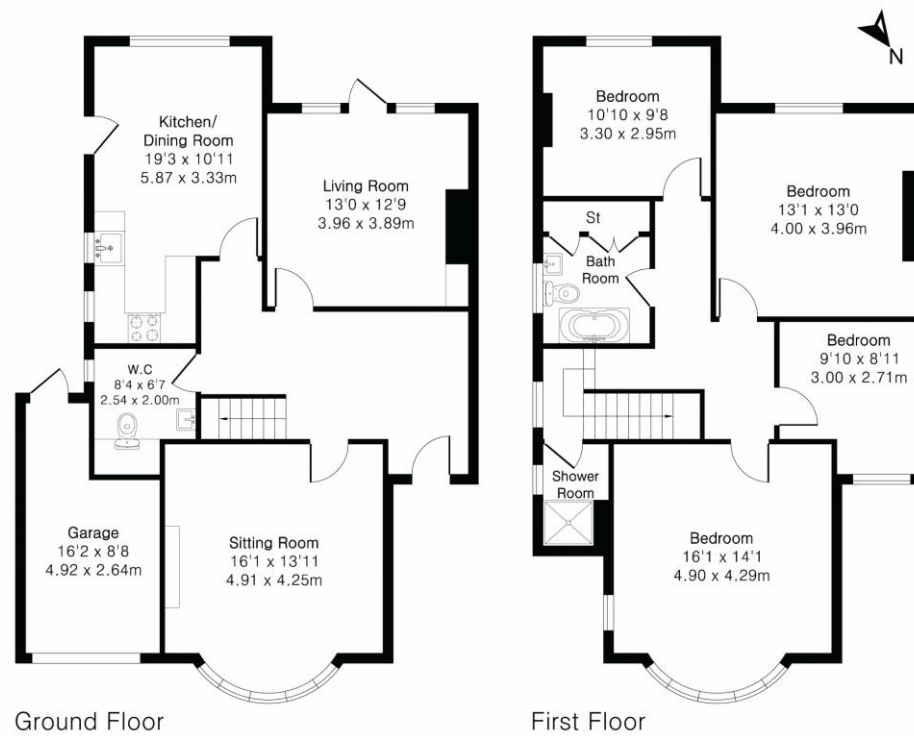




**Approximate Gross Internal Area 1721 sq ft - 160 sq m
(Including Garage)**

Ground Floor Area 912 sq ft – 85 sq m

First Floor Area 809 sq ft – 75 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS