

Hollycroft  
Hinckley





# Hollycroft

## Hinckley

- Period detached family home
- Potential to extend and improve the property
- Outline planning for a detached dwelling to rear
- Three bedrooms and family bathroom
- Two spacious reception rooms
- Over 1,000 square feet of internal living space
- Located on the sought after Hollycroft
- Enjoys a lovely aspect over Hollycroft Park
- EPC Rating D / Council Tax Band E / Freehold

### General Description

Alexanders of Market Bosworth introduce to the market a superb opportunity to acquire a period detached family home with huge potential to extend and improve, alongside a fantastic separate building plot. The plot has outline planning for a detached single-storey dwelling accessed via the left side of the existing home (Colour Key: Red - Main House, Blue - Building Plot and White - Shared Drive for Main House & Building Plot).

Located on the most sought-after Hollycroft in the centre of Hinckley, the property enjoys a delightful leafy aspect over the park. Within a short walk is the town centre with its superb array of local amenities. There is a train station and excellent access to major road links.

The property has been in the same ownership for over 30 years and over the years has been well-maintained, but is now ready for some internal updating with huge extension potential subject to the necessary planning consents.

Internally, laid across two floors with over 1,000 square feet of living space. The accommodation comprises in brief: porch, entrance hall, two spacious reception rooms, kitchen, conservatory, store and outside WC. On the first floor are three bedrooms and a family bathroom.

### Accommodation

Porch

Hallway





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**Sitting Room**

10'6 x 15'11 (3.20m x 4.85m)

**Conservatory**

10'6 x 9'8 (3.20m x 2.95m)

**Dining Room**

10'10 x 8'11 (3.30m x 2.72m)

**Kitchen**

10'10 x 9'10 (3.30m x 3.00m)

**WC****Store****First Floor****Bedroom One**

10'6 x 15'11 (3.20m x 4.85m)

**Bedroom Two**

10'10 x 8'11 (3.30m x 2.72m)

**Bedroom Three**

9'5 x 6'11 (2.87m x 2.11m)

**Bathroom****Agents Note**

Further information regarding planning permission on this property can be found on Hinckley and Bosworth Council website planning reference 23/00860/HOU. Interested parties should make their own enquiries.

**Viewings**

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

**Tenure**

Freehold

**Local Authority**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). 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. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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**

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### Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471  
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.

