

Alexanders



Wykin Road

Wykin Village, Hinckley





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- A truly beautiful family home
- Five bedrooms and three bathrooms
- Fully restored and refitted to an impressive standard
- Superb views across the local farmland
- Spacious hallway with original parquet flooring
- Private driveway with double garage
- Large outdoor full width seating terraces
- EPC Rating D / Council Tax Band F / Freehold

General Description

Beechwood is something quite special in a very clever mix of period housing and contemporary additions, restored and refitted to an amazing standard at great expense. The interior is nothing short of impressive, extended and upgraded over many years to create a truly beautiful well laid out five bedroom, three bathroom family home.

Thought to date back to the 1930's, the property has undergone extensive renovations over the last 20 years creating a beautiful period home with flexible living spaces finished to the highest of calibre throughout, most recently including full replacement of UPVC windows in 2012, oil boiler in 2021 and sewage treatment system in the summer of 2016.





Location

Located in the heart of Wykin Village, the property occupies an impressive and beautiful plot with private driveway, double garage, landscaped rear gardens and superb views across local farmland.

The village is set within the Leicestershire countryside, whilst also having easy access to Hinckley, Nuneaton and the M69 motorway with links to the M1 and Leicester.

The nearby village of Stoke Golding provides a primary school, a secondary school, three public houses, a restaurant, along with a village shop and two hair salons.

Accommodation

The ground floor is centered around a spacious hall with original parquet flooring, double doors through to the garden room which features a stunning bay window showcasing the superb views on offer.

Also accessed via the entrance hall is a formal sitting room with inset log burner, triple aspect width double doors out onto the rear garden terrace and dining room also with views over the garden.

Beyond the dining room is the kitchen/breakfast room fully fitted with NEFF and Bosch appliances, updated in 2022/23, and full height larder fridge installed with the kitchen in 2017. Also to the ground floor is a side porch, large utility room and WC with personnel door into the double garage which boasts a vaulted ceiling, creating further potential if required.

Upstairs a full width landing gives access to five bedrooms and the family bathroom. All bedrooms are of generous size and all offer pleasant views over countryside from both front and rear. The main bedroom is nothing short of impressive, a generous floor area with walk in dressing room and beautifully appointed en suite shower room installed in the winter of 2023.





The Outside

Beechwood sits in a third of an acre of grounds offering a most private and special plot within the village.

A large gravelled driveway sits behind an established hedgerow and three mature Beech trees, screening the house well from the road. There is access to the rear gardens via the side past a garden shed and covered BBQ area. The rear garden faces directly south with a full width raised seating terrace directly to the rear of the property, steps down to lawn with established borders to all aspects.

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 F.

Services

Measurements

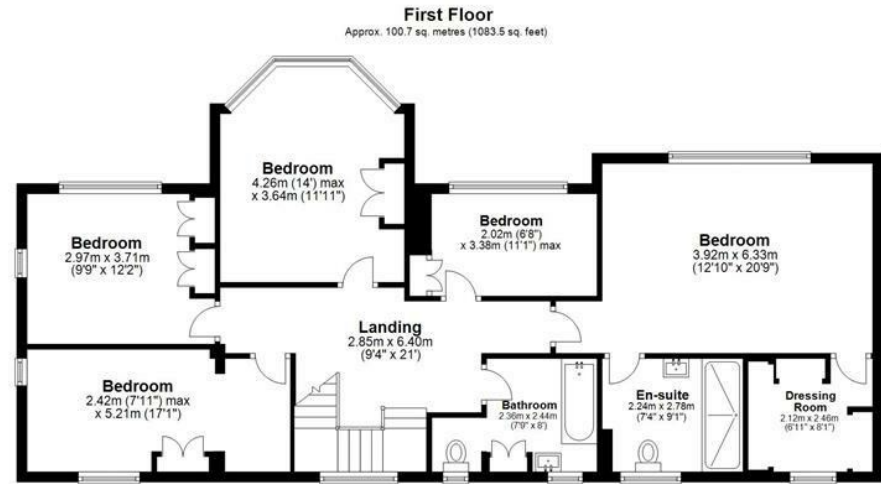
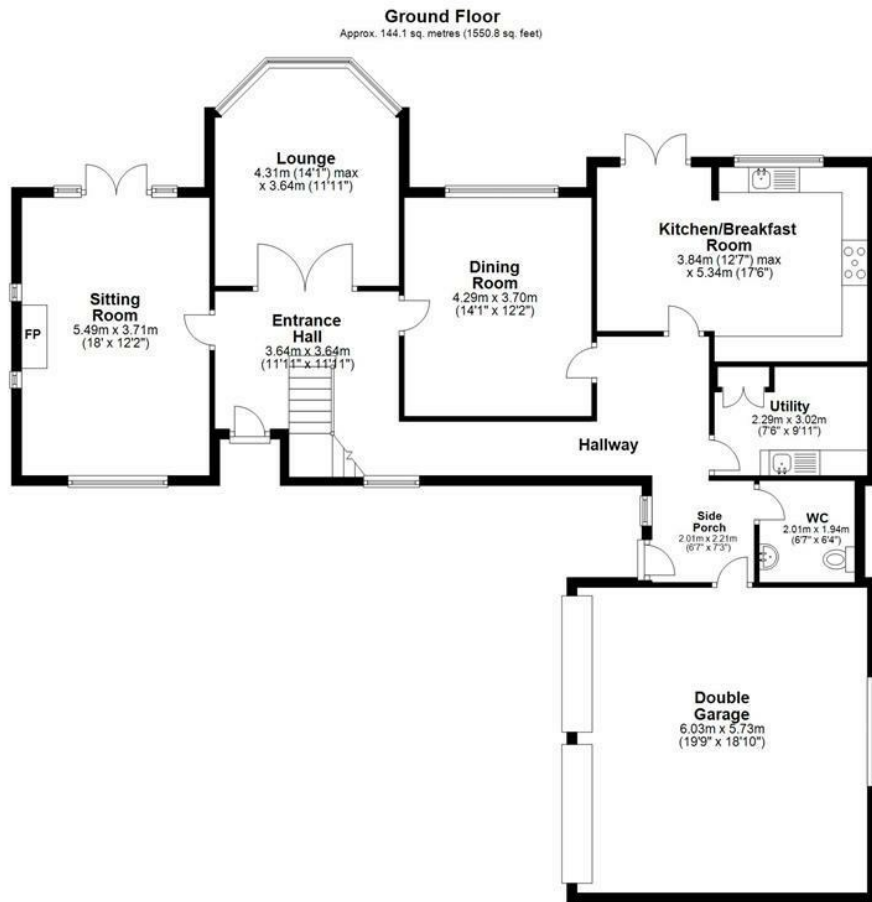
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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 area: approx. 244.7 sq. metres (2634.4 sq. feet)



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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.

