



Alexanders  
FOR SALE  
01455 291471  
alexanders.co.uk

# Leicester Road

Hinckley









# Leicester Road

## Hinckley

- A beautifully appointed 1930s detached family home
- Situated in a sought-after location close to amenities
- Spacious fitted open plan kitchen/dining room
- Two further reception rooms
- Four good sized bedrooms and a family bathroom
- Principal bedroom with Ensuite
- Landscaped gardens with various points of interest
- Spacious driveway and double garage
- EPC Rating E / Council Tax Band F / Freehold

### General Description

Alexanders of Market Bosworth offer to the market this attractive 1930's detached family house set in a beautiful mature plot. The property occupies an impressive position on the most sought-after Leicester Road, Hinckley.

This period home has been tastefully extended and updated by the current owners, resulting in beautiful interiors with a traditional aesthetic throughout. The gardens have also been landscaped and provide various seating terraces surrounded by mature borders and well-established hedging. To the front there is a lawned area, off-road parking for several vehicles and access to a double garage.

This property offers a wealth of spacious accommodation laid across two floors to comprise in brief: Porch, entrance hall, dual aspect sitting room, fitted study/family room, and a beautiful modern open-plan kitchen/dining room having French doors opening onto the garden. The kitchen has a comprehensive range of units and integrated appliances including rangemaster style cooker, with central island unit and matching butchers block work surfaces. There is also a separate utility room, pantry and w.c. Upstairs you will find four good sized bedrooms and a family bathroom. There are en-suite facilities and in-built furniture to the principal bedroom.









Externally, the property occupies a generous elevated position, boasting a private south westerly facing rear garden laid mostly to lawn with raised Indian stone patio area directly to the rear of the property with beautifully stocked borders and shrubs to surround. There is also a newly appointed potting shed, greenhouse with power and lighting along with two coal bunkers. The integrated double garage is fitted with a work bench, range of cupboards and has an electric up and over door.

### Location

The property is located on the much-revered Leicester Road, within a short distance of Hinckley town centre, golf course and train station. There is an array of shops, public houses, and restaurants, as well as doctors' surgeries and dental practices, all within the vicinity. There is excellent local schooling and easy access to major road networks.

### Accommodation Summary

Ground Floor: Entrance Hall, Sitting Room, Study/Family Room, Kitchen/Dining Room, Utility Room, W/C.

First Floor: Landing, Principal Bedroom, En-Suite, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

### Viewings

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

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR (Tel: 01455 238141). Council Tax Band F.

### 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 : 1899 sq.ft. (176.4 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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### 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.



