



Leicester Road

Hinckley



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- Bay fronted period family home
- Five bedrooms and a family bathroom
- Beautiful large landscaped rear gardens
- Off road parking for several vehicles
- Updated and extended by the current owners
- Several outdoor seating terraces
- Potential to extend subject to planning consents
- EPC Rating D / Council Tax Band D / Freehold

General Description

Alexanders are delighted to introduce to the market this beautiful period bay fronted five bedroom detached family home, updated and extended to an exceptional specification by the current owners and offering huge further potential subject to necessary planning consents.

Set back from the prestigious Leicester Road, Hinckley the property occupies an impressive plot with large sweeping in and out driveway to the front and beautifully landscaped south east facing rear gardens, with a vast seating terrace and mature borders providing a good degree of privacy.

To the front, the property provides off-road parking for several vehicles and access to the garage.

Location

Hinckley town centre is within easy distance with its superb array of shops, schools and local amenities. It is also very well placed for nearby Hinckley Golf Club, Burbage Common and Woods.





Accommodation

Enter the property via the impressive, original oak double doors into a spacious entrance hall with stairs rising to first floor and doors into, bay fronted sitting room, study area leading into the kitchen/family room with double doors opening out onto the superb rear garden. There is also a utility/WC and door through to the integral garage.

Upstairs expect to find four double bedrooms, a further small single bedroom and family bathroom. The principle bedroom boasts built in wardrobes and ensuite facilities.

The Outside

Externally, the property is positioned well within its' generous plot with space either side creating huge potential should further accommodation be required. The garden is 150ft in length, laid mostly to lawn with established borders and trees, several seating terraces, greenhouse and summerhouse/workshop with a covered porch.

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 D.

Services

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

Measurements

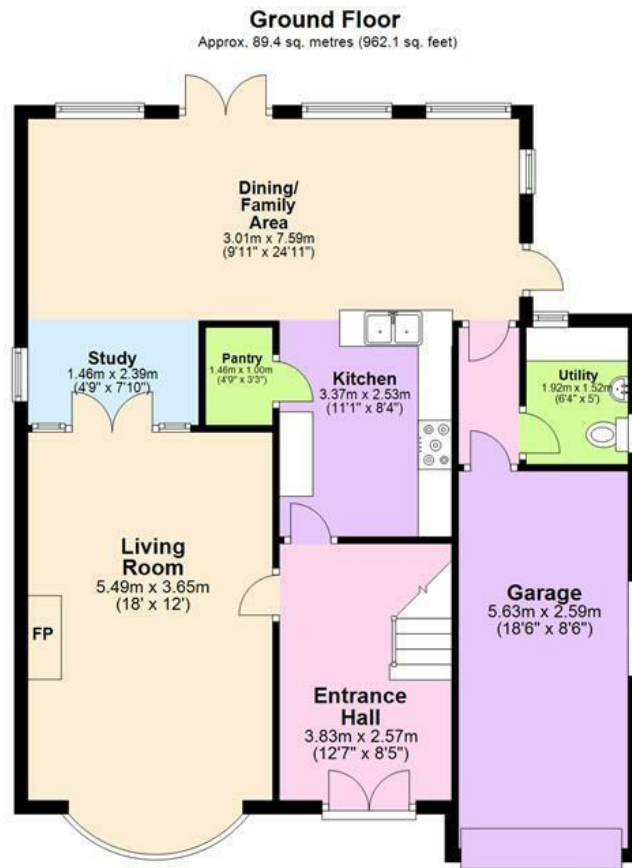
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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. 154.4 sq. metres (1662.3 sq. feet)



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.

