

Alexanders



Hinckley Road  
Nuneaton





# Hinckley Road

## Nuneaton

- A beautifully upgraded period detached home
- Boasting a wealth of original features
- Two formal reception rooms
- Contemporary open-plan kitchen/living space
- Four good sized bedrooms
- Four-piece family bathroom
- Spacious landscaped rear gardens with sunny aspect
- Double width driveway and garage/store
- EPC Rating D / Council Tax Band E / Freehold

### General Description

Alexanders Market Bosworth offer to the market this most superb early 1900's four-bedroom detached family house set in a beautiful mature plot on the prestigious Hinckley Road, Nuneaton.

This charming period family home has been carefully updated and extended, and blends beautiful, original and high-quality finishes throughout with a bright and tastefully modern internal layout.

The accommodation is laid across two floors to comprise in brief; Entrance hall with original Minton tiled flooring, sitting room with feature fireplace and bay window, two further reception rooms with feature double sided log burning stove through to an exceptional open plan kitchen living area. An entirely bespoke kitchen benefits a range of units, contrasting work surfaces and large island unit incorporating a "Belfast" sink. Beyond the kitchen is a utility room and downstairs WC/ with door out to the rear garden.

To the first floor are four generous bedrooms and a stylish family bathroom with feature freestanding "slipper" bath, Burlington pedestal wash hand basin, double shower cubicle with contemporary shower screen and waterfall shower head.





This beautiful bay fronted home is set back from the road via a double width gravelled drive with access to the shortened garage/store. To the rear, the beautifully stocked, sunny rear gardens are laid mainly to lawn with mature borders to the surround, and two generous patio areas.

### Location

Ideally situated a short walk from the town centre within the catchment area for several superb local schooling. There is also a bus service to The Dixie Grammar School and Twycross House School, with convenient bus services into the town centre and train station with links to London via rail in less than 1 hour.

### 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

Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, Nuneaton, Warwickshire, CV11 5AA (Tel: 02476 376376). 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

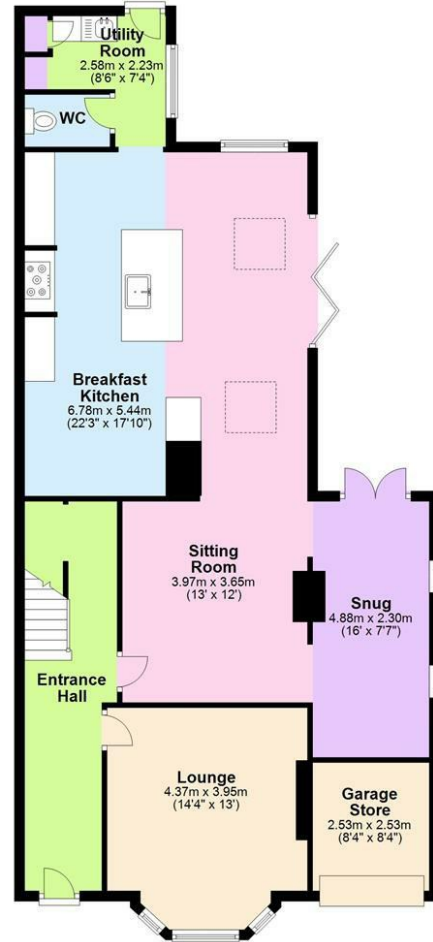
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





### Ground Floor

Approx. 108.6 sq. metres (1169.4 sq. feet)



### First Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 173.8 sq. metres (1870.7 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.

