

Alexanders



Hollycroft
Hinckley





Agents

Hollycroft

Hinckley

- Period detached family home with huge potential
- Set within 1/5 of an acre plot
- Planning permission approved for a rear extension
- Planning Reference (REF: 23/00860/HOU)
- Two reception rooms, three bedrooms and family bathroom
- Over 1,000 square feet of internal living space
- Prime position with views over the park
- Outline planning for a detached single-storey dwelling
- EPC Rating D / Council Tax Band E / Freehold

General Description

Alexanders Market Bosworth introduce to the market a superb opportunity to acquire a period detached family home with huge potential to extend and improve, set within 1/5 of an acre plot with a beautiful leafy aspect over Hollycroft Park, and a stone's throw into Hinckley town centre with a 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 boasts one of the largest plots on the road offering huge potential to create an exceptional period detached family home.

Planning permission has been approved for a single and two storey extension to the rear (REF: 23/00860/HOU) adding an extra bedroom with ensuite and superb open-plan living accommodation to the ground floor. There is also further potential to extend to the left of the property and re-erection of the detached single garage.

Internally, the accommodation is laid across two floors to comprise 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.

The site also has outline planning for a detached single-storey dwelling accessed via the left side of the existing home should some be looking for future development or multi-generational living.





Accommodation

Porch

Hallway

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)

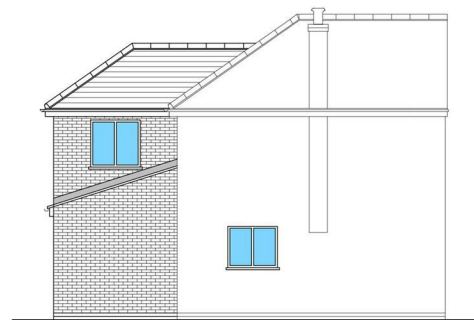
Bedroom Three

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

Bathroom

Agents Note

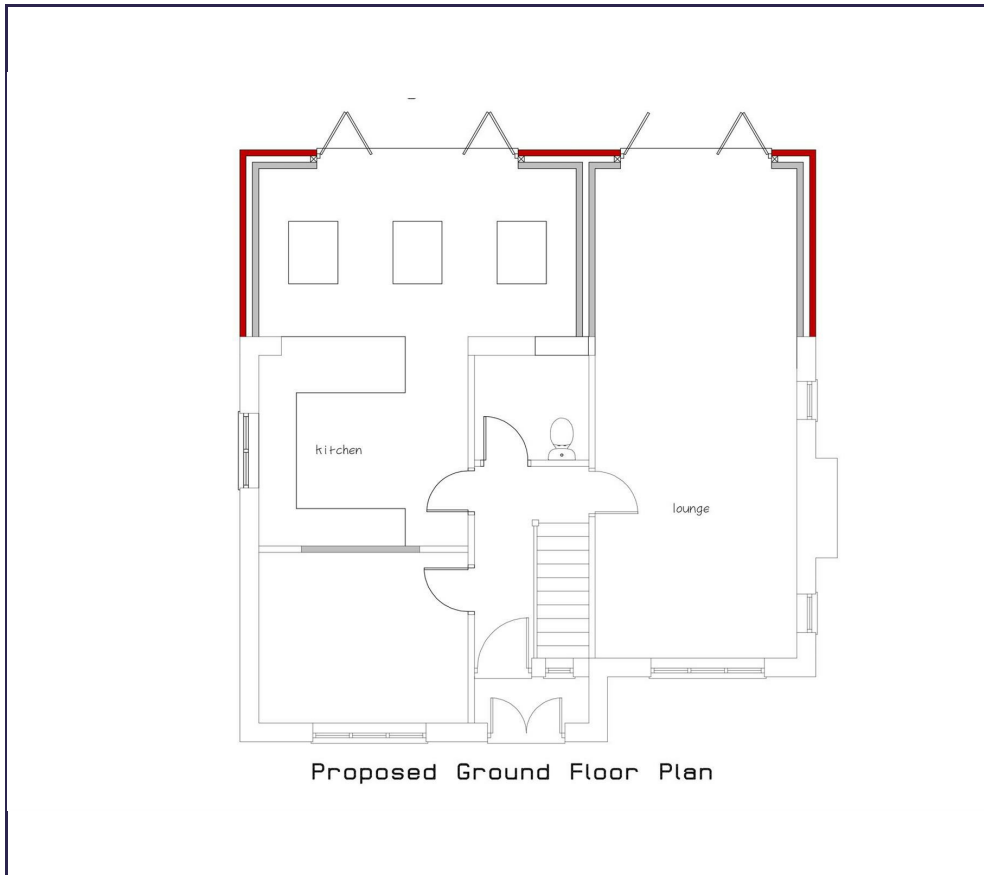
Further information regarding planning permission on this property can be found on Hinckley and Bosworth Council website planning reference 23/00860/HOU. Interested parties should make their own enquiries.



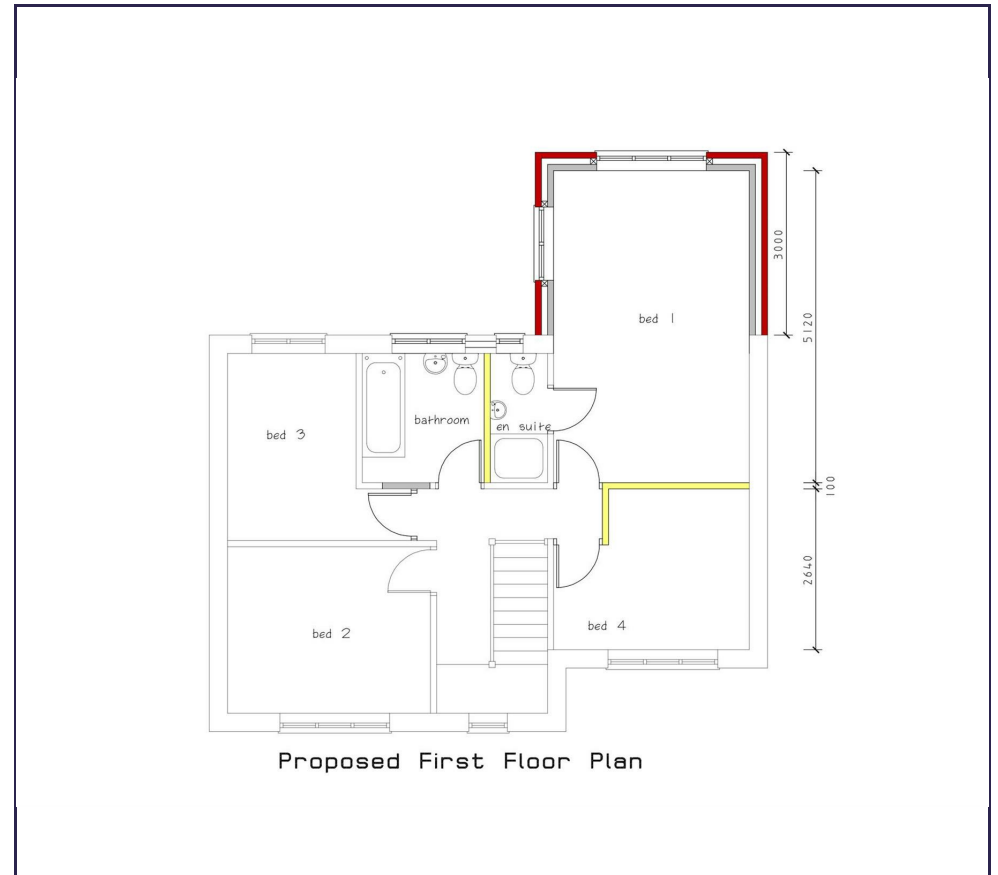
Proposed Elevation To No 58



Proposed Elevation To No 54



Proposed Ground Floor Plan



Proposed First Floor Plan

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 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

7 Main Street
Market Bosworth
CV13 0JN

Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

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.



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