



2 The Green, Wigston Parva, Hinckley, Leicestershire, LE10 3AN

HOWKINS &
HARRISON

2 The Green, Wigston Parva,
Hinckley, Leicestershire,
LE10 3AN

Guide Price: £375,000

This quaint grade II listed, three bedroom cottage, located in the heart of the picturesque hamlet of Wigston Parva, situated just off The Green, exudes character and charm and offers abundant potential for renovation and personalisation. There are delightful countryside views, a generous rear garden and ample driveway parking with single garage. Offered to the market with no onward chain.

Features

- Sought after location
- Situated in a quiet hamlet
- Countryside views
- Three bedrooms & Two reception rooms
- Grade II listed
- Oil fired central heating
- Brace and latch doors & Character beams
- The property has a fitted side access alarm for added security
- Single garage & Ample off-road parking
- No onward chain



Location

The property is situated in the pretty hamlet of Wigston Parva, Leicestershire equidistant between Hinckley and Lutterworth (4 miles) via the A5. It is conveniently situated with access to the main Midland conurbations of Leicester (12 miles), Coventry (12 miles) and Birmingham (20 miles) as well as the main Midland motorway network. Access is via the A5 (M42 and M1 in the north) and M6 and M1 in the south. The M69 is approximately 2 miles to the north and provides a direct link between Leicester and Coventry. Mainline rail stations are available at Nuneaton (6 miles) and Rugby (10 miles) and both provide a direct link into Birmingham and London.



Ground Floor

The property opens into the entrance hall which has solid wooden flooring, stairs rising to the first floor and doors leading to the ground floor accommodation. There is a useful downstairs shower room, fitted with a shower enclosure, WC



and a wash hand basin. The hallway leads you into a modern kitchen, complete with exposed beams and equipped with a fitted dishwasher, induction hob, and electric oven. The kitchen is fitted with shaker style cabinets under a window which overlooks the driveway and rear garden. There is a continuation of the wooden flooring from the entrance hall and conveniently located under the stairs is a pantry, providing additional storage. A step down from the hallway brings you into the sitting room, a cosy space with exposed beams, an exposed brick-built fireplace with an open fire, carpeted floors and a window which provides views over the garden. Adjacent to the sitting room is the dining room which features wooden flooring, built in shelving unit, a window facing the courtyard and also benefits from ceiling beams and an exposed

brick-built fireplace with fire, providing a welcoming focal point to the room. Off the dining area, there is a room housing the central heating boiler and fuse box, with a window also looking out onto the courtyard.

First Floor

The first floor features three bedrooms, a useful built-in storage cupboard and a family bathroom. The master bedroom is spacious with exposed wooden beams, a window overlooking the courtyard, fitted wardrobes and carpeted floors. Bedrooms two and three also boast characterful wall and ceiling beams and carpeted floors, with bedroom two also benefitting from fitted wardrobes. Bedroom two overlooks the garden, whilst bedroom three facing the rear aspect.

The bathroom comprises of a panelled bath, WC, heated towel radiator and a wash hand basin, with tiling to the water sensitive areas and wood effect flooring.

Outside

Outside, the property offers a gated, gravelled driveway which leads to the rear, offering ample off-road parking and access to the single garage. Security cameras are fitted around the property, and an oil tank is positioned next to the garage. The garden is a highlight, mainly laid to lawn offering open field views and complete privacy. The garden is of a generous size enclosed by a post and rail fence to one side and includes multiple outbuildings, such as a log store and a shed providing ample storage.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455 559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Blaby District Council Tel:0116 2750555.
Council Tax Band – D.

GRADE II LISTED

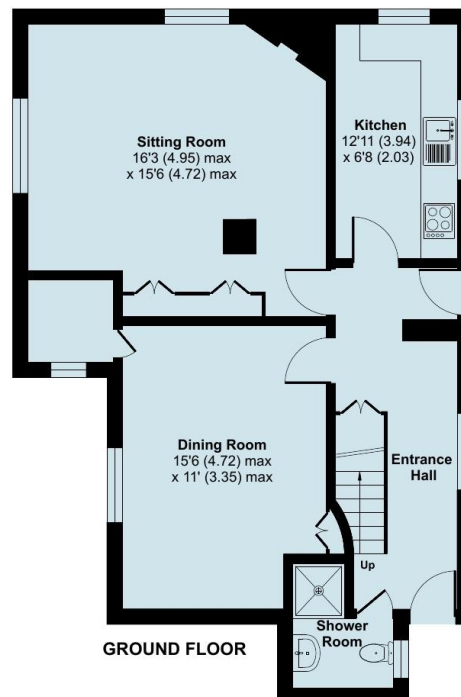
The Green, Wigston Parva, Hinckley, LE10

Approximate Area = 1396 sq ft / 129.6 sq m

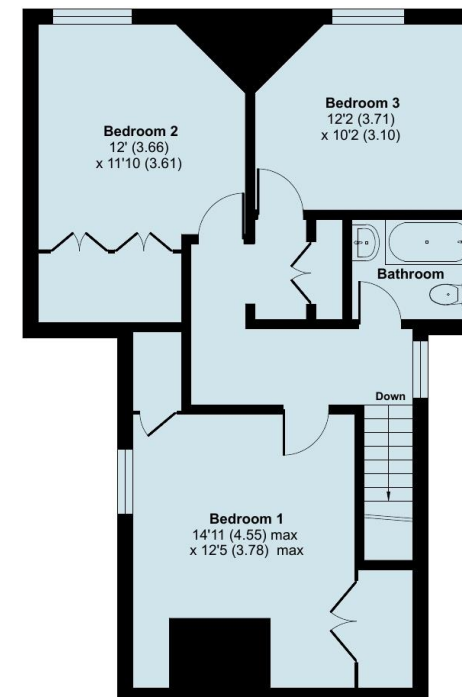
Garage = 142 sq ft / 13.1 sq m

Total = 1538 sq ft / 142.7 sq m

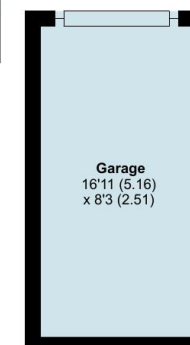
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1166929

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