



wards
Residential

Finsbury, 12 Bradgate Road, Hinckley, LE10 1LA
£795,000

Freehold. Offered to the market for the first time in nearly 50 years, 'Finsbury' is a superb four bedroom detached residence situated on Bradgate Road, one of Hinckley's most salubrious and sought after locations. The property was originally built in 1937 for a local hosier and has been lovingly modernised and extended by the present owners to provide exceptional family accommodation, both nearby to local schooling facilities and with convenient access to commuter routes. The extensive accommodation comprises the following: Ground Floor: Porch, Hall, Lounge, Office/Sitting Room, Kitchen, Dining Room, WC and Garage. First Floor: four double Bedrooms, Bathroom and WC. Externally, there is a good sized tarmac driveway to the front elevation and, to the rear, there are charming well maintained gardens. UPVC double glazing and gas fired central heating. Viewing essential.

Porch

With feature hexagonal timber front door with stained glass.

Hall

With oak balustrade, Cloakroom, obscured glazed window to the Lounge and feature hexagonal timber front door with stained glass.

Office/Sitting Room

4.06 x 4.23 Metres

With gas fire on carrara marble hearth and surround. UPVC double glazed bay window to the front elevation.

Lounge

8.81 x 4.23 Metres

With gas fire on a Swedish marble hearth with carved wood surround. UPVC double glazed windows to the front and side elevation and UPVC bay window to the rear with door to the garden.



Kitchen

3.64 x 3.15 Metres

With solid wood base and wall units with carrara marble worktops over and stainless steel sink and drainer. Fitted with an excellent range of integrated appliances including large MIELE single oven with combination oven/microwave above, NEFF gas hob with extractor over, MIELE semi-integrated dishwasher and integrated fridge and freezer. Valliant gas fired central heating boiler in a cupboard, tiled splashbacks and flooring. UPVC double glazed window to the rear elevation.

Lobby

With timber front door and side door providing access to the garden. With three UPVC double glazed windows to the side elevations and loft access hatch.

Dining Room

5.03 x 4.32 Metres

A superb entertaining space. With two electric heaters, UPVC double glazed windows to the side and rear elevations and UPVC French doors to the side.

WC

1.66 x 0.93 Metres

Fitted with a two piece suite and extractor fan.

Landing

Large landing with UPVC double glazed stained glass window to the side elevation.

Bedroom 1

4.24 x 4.23 Metres

With a range of fitted bedroom furniture, including three double wardrobes, matching drawers and bedside tables. UPVC double glazed bay window to the front elevation and window to the side.





Bedroom 2

4.24 x 4.21 Metres

With fitted mahogany bookshelves, eaves storage and UPVC double glazed window to the front elevation.

Bedroom 3

3.64 x 4.21 Metres

Fitted with a range of fitted bedroom furniture including two double wardrobes with matching bedside tables. Solid wood flooring and UPVC double glazed window to the rear elevation.

Bedroom 4

3.6 x 3.68 Metres

With solid wood flooring and UPVC double glazed French doors leading to an attractive wrought iron balcony. UPVC double glazed windows to the front and rear elevation.

Bathroom

2.66 x 4.28 Metres

Fitted with a three piece white suite comprising double basin over a walnut vanity unit with carrara marble worktop over, multi jet shower in a shower enclosure and corner bath with walnut surround, along with a further walnut vanity unit with carrara marble worktop. Tiled floor and tiling to half height and full height in shower enclosure. Airing cupboard with hot water cylinder. Loft access hatch. UPVC double glazed window to the rear.

WC

0.87 x 1.19 Metres

Low flush WC and stained glass UPVC double glazed window to the side elevation.



Garage

5.7 x 3.95 Metres

With roller shutter door to the front elevation, power and lighting. UPVC double glazed door and window to the rear elevation.

Outside

To the front elevation, there is a tarmacadam driveway with block paved edging and attractive shrubbery borders to the periphery. The driveway is enclosed by brick walling with finials to the entrance which provide privacy from the road. There is a block paved courtyard to the side of the property, enclosed with a wrought iron gate.

To the rear elevation, the charming gardens are well maintained and extensive. There is a patio area adjacent to the dwelling with an inset koi carp pond. The garden is predominantly laid to lawn with well stocked shrubbery borders with feature planting including a large rhododendron and wisteria. There is a timber summerhouse, two timber sheds and a greenhouse. To the rear of the garden there is a vegetable plot and several fruit trees, including a mature brown turkey fig tree. The garden is enclosed by a mixture of timber hedging and fencing.

EPC Rating - D(63)

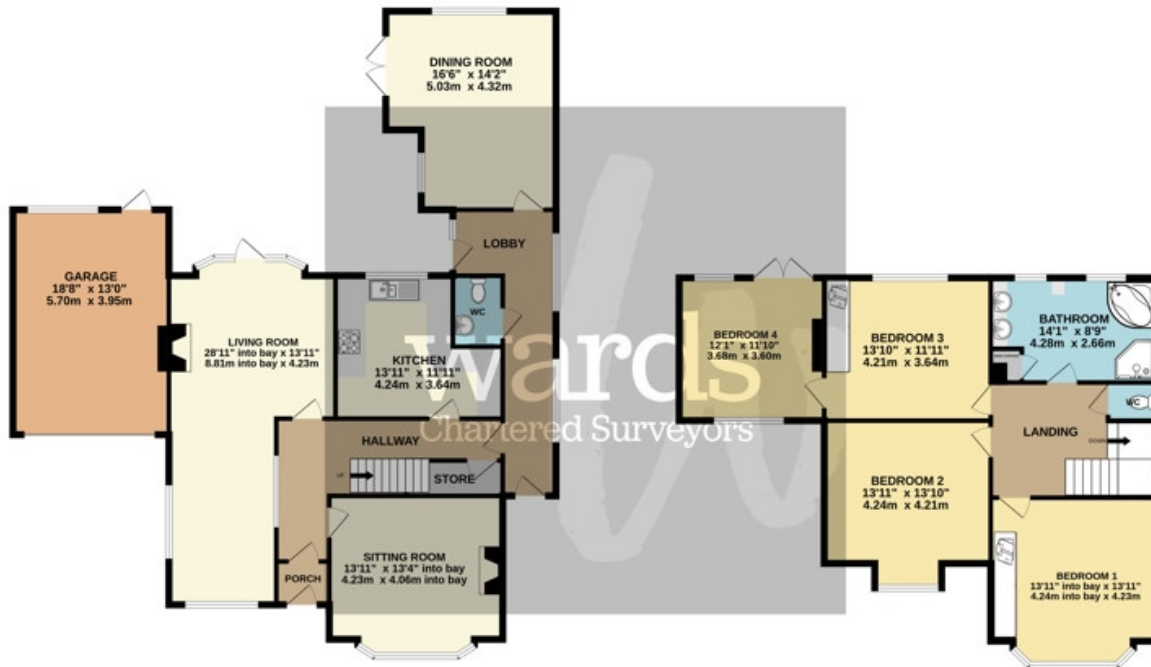
Council Tax Band - G

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.

1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2313 sq.ft. (214.9 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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