



wards
Residential

38 Mount Road, Hinckley, Leicestershire, LE10 1AF
£525,000

A beautifully decorated and well-maintained Edwardian 4 bedroom detached family home containing many characterful features. With original Minton tiles, stained glass sash windows, and high ceilings bringing a bright and spacious feel to the whole property. The property comprises: Ground Floor: Entrance Hall, Living Room, Dining/Sitting Room, Open Plan Kitchen and Cloakroom. First Floor: Three spacious Double Bedrooms, Family Bathroom and a well proportioned Fourth Bedroom/ Study. Externally this elegant property is set back from the road with a driveway to the front and side of the house providing ample parking, gates leading on to the Coach House/Garage and attractive south facing rear Garden containing an original Edwardian Style Glass House. In a sought after and highly convenient location within walking distance of the town centre and good access to major road and transport links. Viewing is highly recommended.

Entrance Hall

With original Minton tiles and stained-glass sash windows the entrance hall holds the original stairway to first floor with spindle balustrades, useful under stairs storage cupboard and access to all ground floor rooms.

Kitchen

7.04 x 3.85 Meters

A generously sized breakfast kitchen, with a feature fireplace. Modern fitted kitchen units, range style cooker & integrated dishwasher. Ample room for a dining table and additional seating. The kitchen window overlooks the patio area and garden beyond which is accessed via the rear door. The kitchen includes oak effect laminate flooring.



Front Living Room

4.1 x 3.92 Meters

Containing high ceilings, original coving and picture rail, the room has a bright and spacious feel with the (UPVC double glazed) bay window to the front of the property. There is also a feature fireplace with tiled inset, Living Flame Gas Fire and hearth and carpeted flooring.

Dining Room/Sitting Room

4.79 x 3.74 Meters

Currently being used as a second reception room, the room has UPVC double glazed French Doors which overlook the rear garden. With a Burley multi fuel burner a feature fire surround, this light and airy room shows the great versatility of the accommodation on offer.

Bedroom 1

3.94 x 3.66 Meters

Large double bedroom with dual aspect UPVC windows to the side and rear elevation and high ceilings to continue that light feeling, with a feature fire surround and carpeted flooring.

Bedroom 3

3.35 x 3.04 Meters

A good-sized double bedroom, UPVC window overlooking the rear garden,





Bedroom 2

3.92 x 3.59 Meters

The high ceilings continue, giving that sense of space and style, with dual aspect UPVC windows to the front and side elevation. The room contains fitted wardrobes and carpeted flooring.

Bedroom 4

2.7 x 2.41 Meters

A well-proportioned 4th bedroom, currently being used as a study. The room offers with dual aspect UPVC windows to the front and side elevation and carpeted flooring.

Bathroom

2.55 x 1.79 Meters

Fitted with a white three-piece bathroom suite containing a L shaped bath shower and low-level WC. The bathroom has tiled walls and flooring and the dual aspect UPVC windows continue the light and airy feel throughout the property.



Outside

Set back from the road with a driveway to the front and side of the house providing ample parking, gates leading on to the Coach House/Garage and attractive rear Garden containing an Original Edwardian Glass House. The garden also comprises of a patio area, mature border and shrub areas, areas laid to lawn, a small allotment area, fruit trees, shed and log stores to the rear of the garden.

Coach House/Garage

Once through the gated section of the drive, you arrive at an old coach house, currently being used as a garage, but could be much more (subject to planning) measuring 20' by 12' with attic space above. The side lawn has been laid on a plastic grid so vehicle access is available to the Coach House.

Cloakroom

1.82 x 1.77 Metres

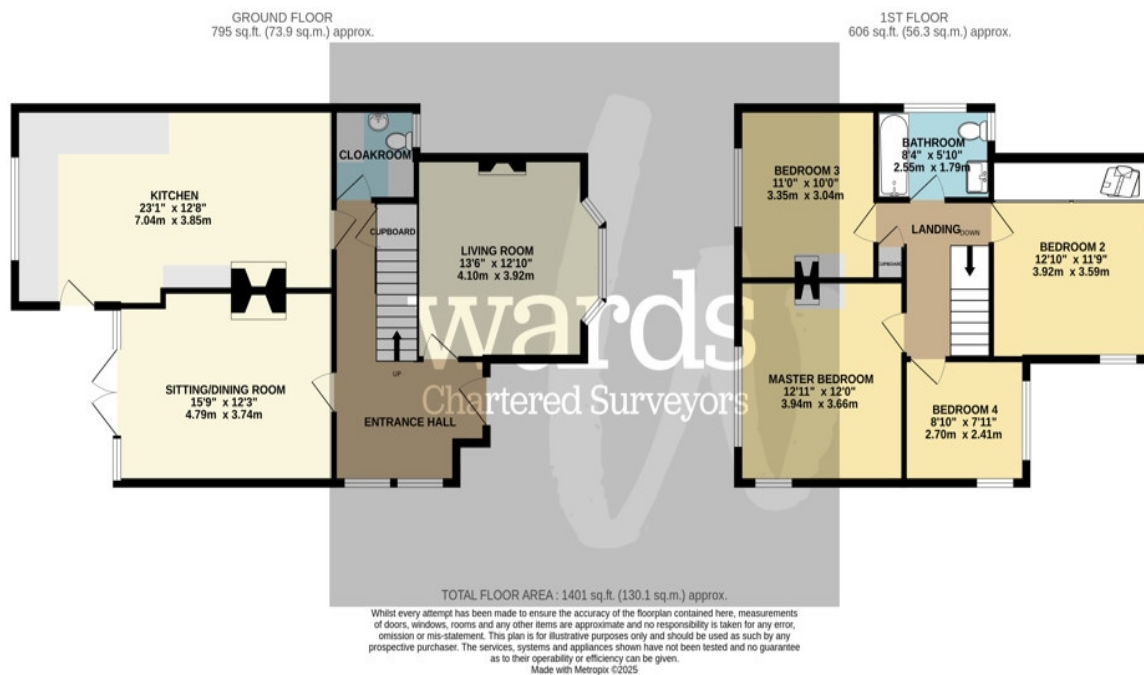
A large downstairs cloakroom, with low-level WC and wash hand basin and plumbing for a washing machine.

EPC Rating - E (51)

Council Tax Band - E

Call 01455 251771 to make an appointment to view this property





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