

CASTLE ESTATES

1982

A RARE OPPORTUNITY TO PURCHASE A MOST SUBSTANTIAL VICTORIAN PROPERTY WITH COMMERCIAL ROOMS AND COMMERCIAL ACCOMMODATION WITH AMPLE OFF ROAD PARKING AS WELL LARGE RESIDENTIAL LIVING SPACE



SPA VILLA, 41 LEICESTER ROAD HINCKLEY LE10 1LW

Offers In The Region Of £395,000

- Impressive Entrance To Large Residential Accommodation
- Large Open Plan Breakfast/Living Area
- Four Good Sized Bedrooms
- Private Entrance To Private Office/Workshop Area
- Ample Off Road Parking
- Attractive Lounge & Separate Sitting Room
- Luxury Kitchen
- Luxury Family Bathroom
- Separate Two Storey Annexe Living Accommodation
- Sought After Town Centre Location



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A rare opportunity to purchase one of Hinckley's most prestigious Victorian buildings standing on the corner off Leicester Road and Spa Lane. Formerly the local registry office and has had various uses over the years including purely residential.

It is situated within close proximity of Hinckley town centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

The accommodation boasts entrance hall, two large reception rooms, further L shaped breakfast/living area and a kitchen. To the first floor there are four good sized bedrooms, family bathroom and a separate w.c. Outside there is ample off road parking. Work room and work shop leading private two storey annexe with ensuite shower.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band

ENTRANCE HALL

15'11" x 5'9" (4.86m x 1.76m)

having original front door with coloured leaded lights, designer central heating radiator and ceramic tiled flooring. Spindle balustraded staircase to the first floor landing.



ENTRANCE HALL



SITTING ROOM

15'0" x 11'10" (4.58m x 3.62m)

having upvc double glazed bay window with vertical blinds and panelling beneath, feature wood fireplace, original plaster coved ceiling with ceiling rose and central heating radiator.





LOUNGE

14'11" x 13'5" (4.57m x 4.09m)

having original feature fireplace with carved surround, tiled hearth and open fire facility, original coved ceiling with central rose, central heating radiator and upvc double glazed bay window with vertical blinds and panelling beneath.



DINING ROOM

21'6" x 14'5" (6.56m x 4.40m)

having two central heating radiators, feature archway, plaster coved ceiling, LED lighting and Amtico style light grey wood effect flooring. Steps down to Cellar. Upvc double glazed patio doors opening onto the side and rear gardens.





CELLAR

14'5" x 11'5" (4.4m x 3.5m)

having single drainer stainless steel sink, space and plumbing for washing machine, pump for water/drainage.

KITCHEN

16'2" x 14'11" (4.93m x 4.55m)

having an attractive range of cream shaker style units including base units, drawers and wall cupboards with under lighting, matching granite effect grey work surfaces and ceramic tiled splashbacks, inset single drainer stainless steel sink with mixer tap and rinsor bowl, peninsular unit, extractor hood, space and plumbing for dishwasher and lighting, gas fired boiler for central heating, central heating radiator, coved ceiling, inset LED lighting and tv aerial point.





FIRST STUDY FLOOR LANDING

28'8" x 5'10" (8.76m x 1.79m)

having designer central heating radiator, feature balustrading, windows to the front and rear.



MASTER BEDROOM

13'6" x 15'0" (4.13m x 4.58m)

having twin windows, designer central heating radiator and further central heating radiator.



BEDROOM TWO

15'1" x 14'6" (4.60m x 4.42m)

having double built in wardrobe and central heating radiator.



BEDROOM THREE

11'10" x 14'11" (3.63m x 4.56m)

having designer central heating radiator and upvc double glazed French doors opening onto roof area.



BEDROOM FOUR

14'8" x 7'8" (4.49m x 2.34m)
having central heating radiator.



SEPARATE W.C.

having low level w.c., pedestal wash hand basin, mirror and shaver point.

FAMILY BATHROOM

10'5" x 8'0" (3.19m x 2.46m)

having double ended bath with mixer tap, vanity unit with wash hand basin, integrated w.c., double shower cubicle with electric shower over, panelled radiator, vinyl slate effect flooring, LED lighting and built in gas fired boiler.



SECOND FLOOR LANDING

having feature balustrading.

OFFICE

24'3" x 12'7" (7.41m x 3.85m)

being boarded.

ANNEXE - ENTRANCE HALL

10'5" x 3'3" (3.2m x 1m)

having composite outer door, vinyl flooring and central heating radiator. Double doors to Work Room.

ANNEXE - W.C.

having integrated low level w.c. and vanity unit with wash hand basin and hot water cylinder and immersion heater.

ANNEXE - WORK ROOM

15'8" x 12'5" (4.8m x 3.8m)

having central heating radiator and vinyl flooring. Steps down to Work Shop.



ANNEXE - WORK SHOP

16'4" x 9'10" (5m x 3m)

having double doors, LED lighting, hot and cold water, built in gas fired boiler. Door to Rear Entrance Hall.



ANNEXE LIVING SPACE - HALL

9'2" x 5'10" (2.8m x 1.8m)

having central heating radiator.

ANNEXE LIVING SPACE - SHOWER ROOM

having fully tiled shower cubicle, low level w.c. and pedestal wash hand basin.

ANNEXE LIVING SPACE - STAIRCASE

having staircase.

ANNEXE LIVING SPACE - LIVING KITCHEN

25'3" x 12'5" (7.7m x 3.8m)

having feature beamed ceiling and central heating radiator. KITCHENETTE AREA having base unit and sink with mixer tap and access to the roof space.

OUTSIDE

There is direct vehicular access from Spa Lane through secure gates leading to ample parking over a block paved driveway.




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




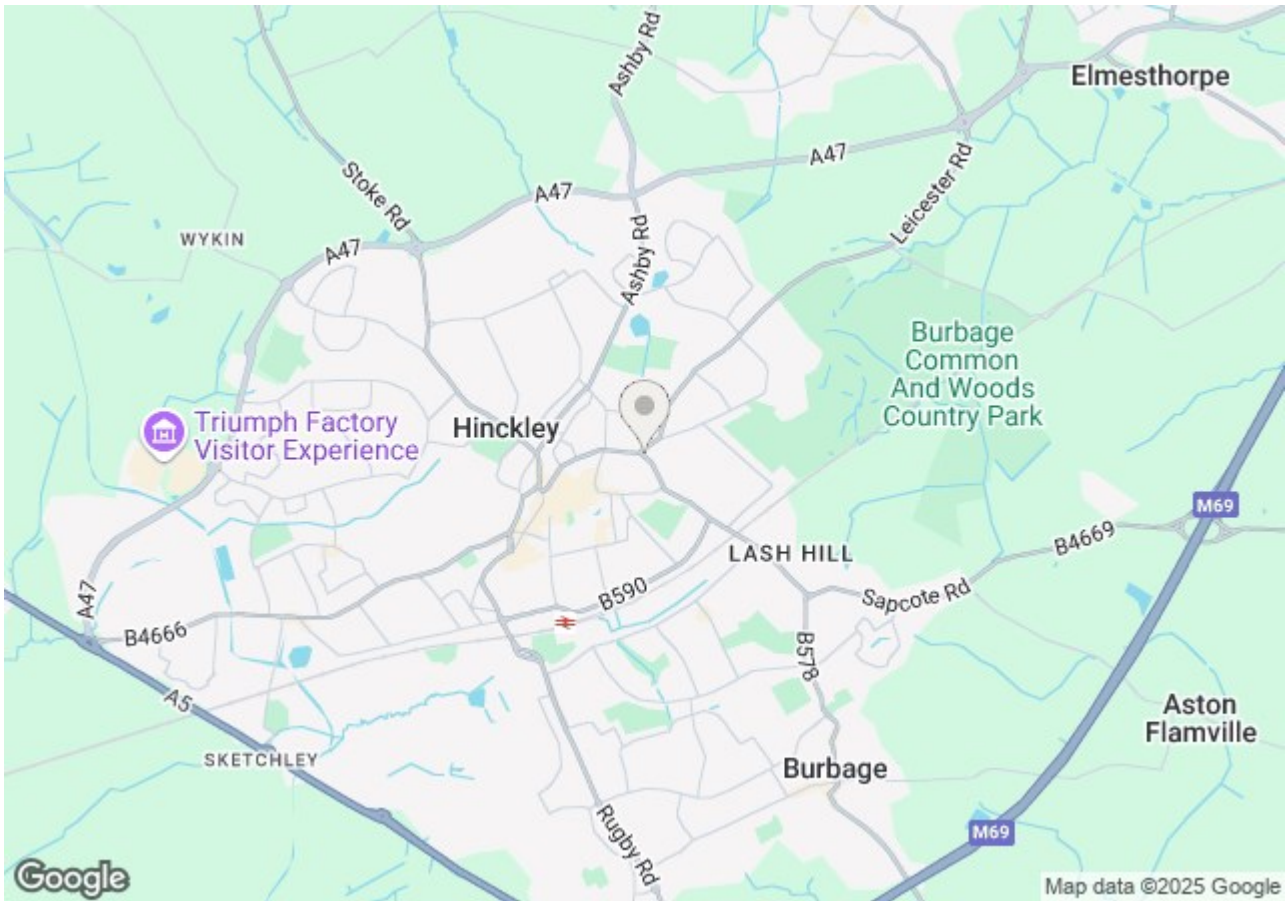
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO2 emissions		

England & Wales

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(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
352.2 m²
Reduced headroom
12.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.
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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
