

**FOR SALE**



**Leicester Road, Hinckley**  
**£500,000**

**MARTIN & CO**



## Leicester Road, Hinckley

2 Bedrooms, 2 Bathroom

£500,000

- PLANNING PERMISSION GRANTED FOR CHANGE OF USE TO RESIDENTIAL
- PLANNING PERMISSION GRANTED FOR CONVERSION INTO FOUR APARTMENTS

A CONVERTED VICTORIAN DETACHED HOUSE IN THE HEART OF HINCKLEY TOWN CENTRE. Planning permission granted to convert the building into four apartments and with car parking at the rear and a large garden there is potential to extend further. Currently having commercial use as an office. VIEWING ADVISED!

### 7 LEICESTER ROAD, HINCKLEY

ENTRANCE PORCH/HALL 6' 10" x 6' 2" (2.1m x 1.9m)

GUEST WASH ROOM 6' 6" x 6' 2" (2.0m x 1.9m)

REAR OFFICE 13' 5" x 9' 6" (4.1m x 2.9m)

STUDIO 18' 8" x 13' 1" (5.7m x 4.0m)

OFFICE 11' 5" x 9' 6" (3.5m x 2.9m)

REAR INNER HALLWAY 11' 1" x 6' 10" (3.4m x 2.1m)

SEPERATE WC

FIRST FLOOR OFFICE 19' 8" x 9' 10" (6.0m x 3.0m)



7A LEICESTER ROAD

ENTRANCE PORCH 6' 10" x 2' 3" (2.1m x 0.7m)

INNER HALL

OFFICE 9' 10" x 8' 6" (3.0m x 2.60m)

RECEPTION OFFICE 15' 1" x 13' 5" (4.6m x 4.1m)

KITCHEN 16' 8" x 11' 1" (5.1m x 3.4m)

STORAGE ROOM

DRY CELLAR 8' 2" x 8' 2" (2.5m x 2.5m)

SECOND STAIRCASE TO FIRST FLOOR

FIRST FLOOR LANDING

MAIN OFFICE 14' 9" x 13' 9" (4.5m x 4.2m)

SECOND OFFICE 11' 9" x 10' 5" (3.6m x 3.2m)

BATHROOM 8' 2" x 7' 2" (2.5m x 2.2m)

REAR OFFICE 10' 9" x 9' 10" (3.3m x 3.0m)

OUTSIDE A large carpark and courtyard area leading to a private lawned and mature garden.



GROUND FLOOR



FIRST FLOOR



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.  
Made with Metropix 62024



## Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA  
T: 01455 636349 • E: [hinckley@martinco.com](mailto:hinckley@martinco.com)

01455 636349

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is without responsibility on the part of the agents, sales(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sound / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for life purposes. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

  
**MARTIN&CO**