The Stables, 48 Leicester Road,
Hinckley,
LE10 1LT

£850,000

GENERAL

A truly exceptional family home, featuring a breathtaking full-width glass house to the rear, that floods the space with natural light, seamlessly connecting the indoor space with the garden.

This outstanding five-bedroom detached home provides high end contemporary living with expansive interiors, a stunning west-facing garden and a self-contained annexe, perfect for generating additional income or multi-generational living.

From the moment you enter the light-filled hallway there is a real feeling of space with uninterrupted views through the property and out into the impressive garden beyond. Overlooking the garden is a wonderful open-plan kitchen, designed for modern family life and effortless entertaining. A statement island sits at the centre, complemented by high-spec integrated appliances and elegant cristallo azure natural quartz Italian worktops. This space flows seamlessly into the show-stopping full-width glass house; an incredible extension that spans the entire width of the property. Flooded with natural light, this stunning space offers the perfect setting for dining, relaxing or entertaining all year round, with 5m wide bi-fold doors opening onto the patio and creating a seamless indoor-outdoor experience.

The home has been thoughtfully designed to adapt to every stage of family life: On the ground floor there is a cosy snug with an inglenook fireplace; ideal for quiet evenings, currently used as an office for the Emaaa Collection associated with the successful Airbnb business and a fully fitted home office; perfect for working from home. There is also a large family room currently used as a playroom but would work equally well as a dining room plus a separate cinema or gym. Each room offers flexibility, ensuring the home works around you.

Upstairs there are four generously sized bedrooms. The principal bedroom offers a peaceful retreat, featuring a Juliette balcony overlooking the garden and a stylish en-suite. The guest bedroom also has its own en-suite, complete with a free-standing bath and rainfall shower and a separate dressing room. The remaining bedrooms are served by a beautifully appointed family bathroom, which has a traditional roll top bath.

The large west-facing garden is a true highlight, beautifully arranged for both relaxation and play. A generous patio area sits directly off the glass house, creating the perfect setting for outdoor dining and entertaining. Beyond this, the garden opens out to provide a variety of spaces for family life, from play areas to quieter spots to unwind. With additional features including outbuildings, a workshop and unique lifestyle touches, the garden offers both charm and practicality in equal measure.

Offered with no onward chain, this is a rare opportunity to acquire a beautifully presented home that combines space, lifestyle and flexibility, ideal for modern family living.

THE ANNEXE
A standout feature of this home is the self-contained one-bedroom annexe with its own private entrance. Currently operating as a successful Airbnb, it provides a regular income stream while also offering flexibility as guest accommodation, a home business space, or as independent living for extended family.

LOCATION
Ideally positioned close to Hinckley town centre, the property offers convenient access to local amenities, well-regarded schools and excellent transport links including the M69, M1 and M6. Nearby green spaces such as Burbage Common and Woods provide the perfect setting for walks and outdoor activities.

THE HOUSE
The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL
Flight of stairs rises to first floor, engineered oak flooring. Cloaks cupboard. Central heating radiator.

SNUG
20'6" (into bay) x 12'2"
A charming room the principal feature of which is the fireplace housing a wood burning stove with heavy timber mantle. Doors opening into the living kitchen.

FAMILY ROOM
19'10" x 12'2"
Although the present owners use the room as a play room it would make a great formal dining room / cinema room. Central heating radiator. Connecting door to the annexe.

HOME OFFICE
6'5" x 4'7"
The home office is fitted with a comprehensive range of fitted office furniture including a knee hole desk. Engineered oak floor. Central heating radiator.

LIVING KITCHEN
30'10" x 15'
A wonderful zoned living space. The kitchen area is fitted with a comprehensive range of contemporary base and wall cabinets with cristallo azure natural quartz work surfaces and a large central island with breakfast bar. Integrated appliances include a "Neff" induction hob with retractable extractor, two "Neff" ovens, a "Neff" warming drawer which sits below the microwave oven. There are also two integrated fridges one of which is a larder fridge plus a wine fridge and dishwasher. Bifold doors open from the living area into the garden room.

GLASS HOUSE
32'6" x 13'
An incredible room which seamlessly links the outdoor and indoor space.

UTILITY ROOM
11'9" x 6'1"
Fitted with high quality cabinets with cristallo azure natural quartz work surfaces matching those in the kitchen. There is an integrated full height freezer, plumbing for a washing machine and further space for an under counter drier. Door to garden and door to cloakroom.

CLOAKROOM
With low flush lavatory with a gerberit double flush system, wash hand basin and central heating radiator.

ON THE FIRST FLOOR
Stairs rise from the reception hall to the landing.

FIRST FLOOR LANDING
Opening off the landing are the bedrooms.

MASTER BEDROOM
15'8"max x 14'5"
A wonderful room with French doors opening onto a 'Juliette' balcony overlooking the garden. There is a run of wardrobes with dressing table on one side of the room and opening into the en-suite. Central heating radiator.

EN-SUITE
Contemporary en-suite with trough style wash hand basin, low flush lavatory and shower enclosure with rainfall and hand held shower attachments.

BEDROOM TWO
13'7"max x 12'8"max
A stylish room which would also make an excellent master bedroom. Central heating radiator. Opens into a DRESSING ROOM.

EN-SUITE
Traditional roll top bath with clawed feet, shower enclosure with rainfall and hand held shower attachments, low flush lavatory and wash hand basin. Chrome ladder style towel rail.

BEDROOM THREE
11'10" x 9'6"
A double bedroom. Central heating radiator. (Some restricted headroom).

BEDROOM FOUR
15'8" x 9'4"
A double bedroom with central heating radiator.

FAMILY BATHROOM
Traditional roll top bath with clawed feet and hand held shower fixtures. Shower enclosure with rainfall and hand held shower attachment. Wash hand basin with backlit mirror and low flush lavatory. Ladder style towel rail.

THE ANNEXE
The annexe has its own external door but can also be accessed from the Family Room.

DINING KITCHEN
14'1" x 9'7"
A lovely open plan dining kitchen. There is a run of fitted base cabinets with an extractor unit over, space for a microwave to one side, integrated under counter fridge, utility cupboard with plumbing for a washing machine. Opens into the bedroom. (Measurements into bay).

BEDROOM
14'10" x 10'10"
Bay window and ornamental fireplace. Opens into an inner hall.

INNER HALL
Connecting door to the Family Room. Opening off which is the shower room.

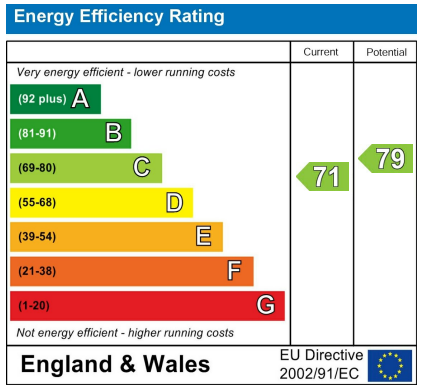
SHOWER ROOM
Walk in shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit with back lit mirror behind and low flush lavatory.

OUTSIDE
A low wall runs along the road side boundary. The front parking area is stoned providing parking for several vehicles, with a log store to one side. Double wrought iron gates open onto the drive leading to the Tandem Garage.

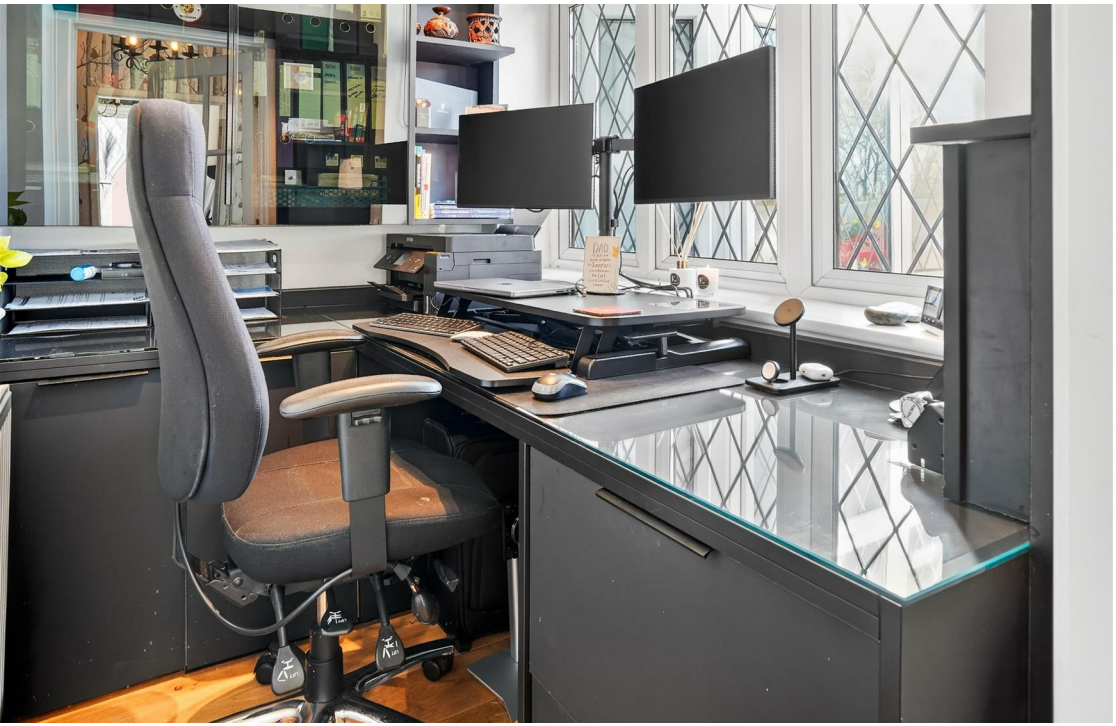
TANDEM GARAGE
28'2" x 9'3"
There is an electric roller shutter door. The present owners have divided the garage creating a PARTY ROOM with fitted pine units, a double wash hand basin with hot and cold water.

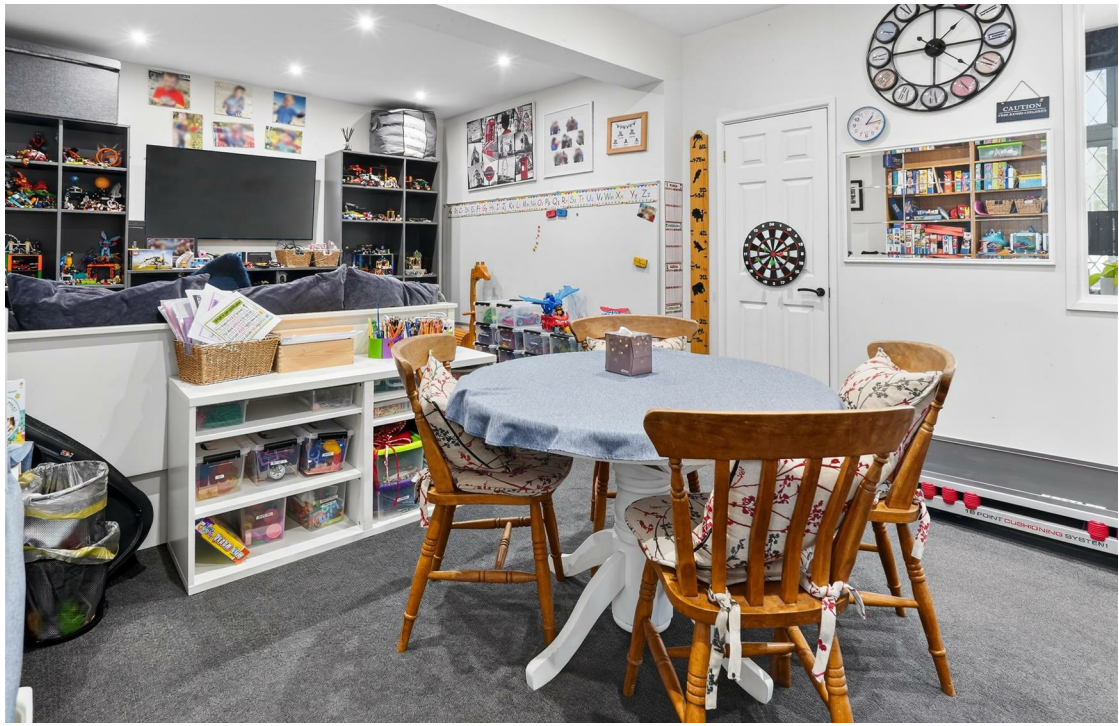
THE GARDEN
The West facing rear garden is of a generous size and is mainly laid to lawn with terraced areas for dining and entertaining. The garden has been created for family life to include a childrens' play area, various seating areas along with a Workshop and Outbuildings.

COUNCIL TAX BAND
Hinckley and Bosworth Council Tax Band E.



And They Lived Happily Ever After!





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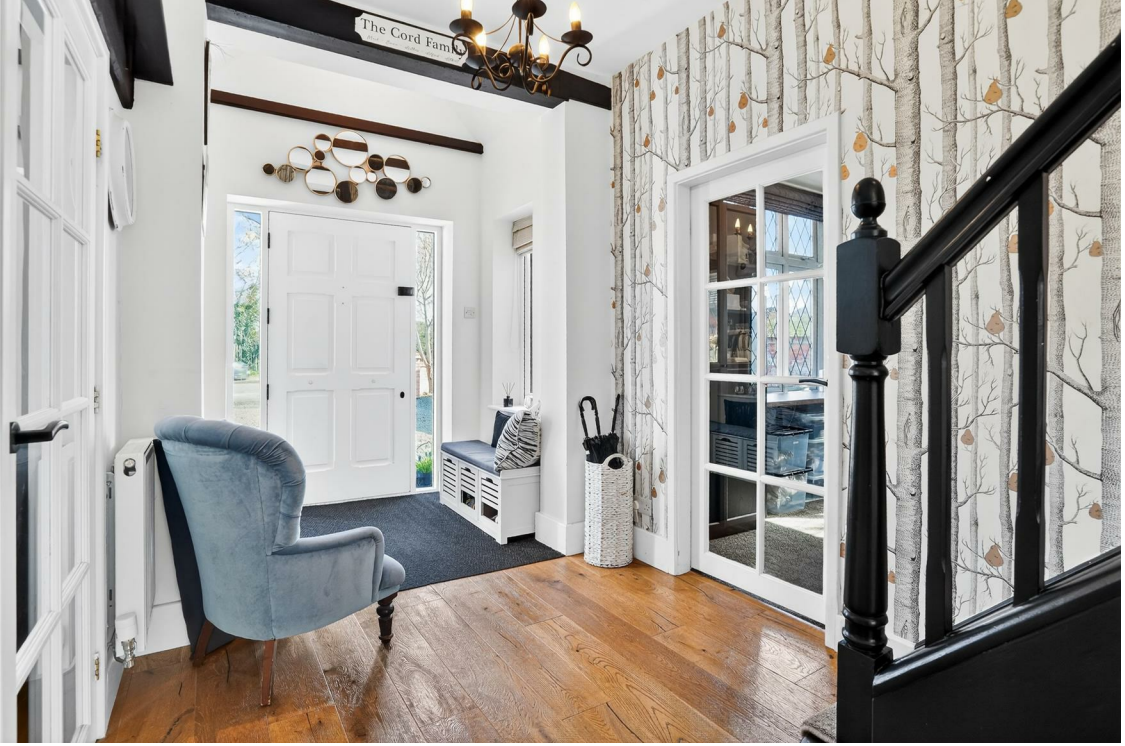

The Cord Family

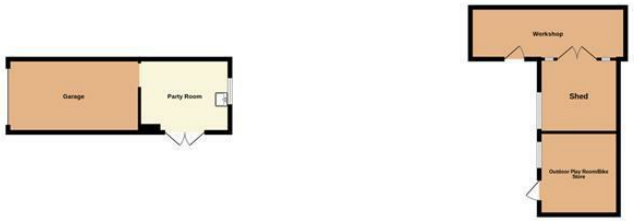
THE INCREDIBLE
HULK
Arthur

ALFRED
ALL STARS
CRICKET
The Frozen Worlds
Alfred

Ground Floor

1st Floor

Outbuildings



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