

### Property Description

Experience the perfect blend of history and modern luxury with this stunning property, originally built in 1854 and thoughtfully extended in 2022. Spanning three floors, this Grand Design Style home features four spacious bedrooms, each with ensuite bathrooms, alongside versatile living and office spaces. Enjoy the seamless integration of contemporary design and rustic charm, complemented by inviting open-air seating areas and picturesque views over the golf course. An internal viewing is essential to fully appreciate the unique character and elegance of this exceptional residence.



## UPPER GROUND LEVEL

### Entrance Hall

having ceiling light point.

### Hallway

having skylight and access off.

### Dining Room 4.72m x 2.74m (15' 6" x 9' )

having double glazed window to front aspect, ceiling light point, wooden flooring, radiator and decorative fire recess.

### Kitchen 4.23m x 4.19m (13' 11" x 13' 9")

having two double glazed windows to rear aspect, ceiling light point, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, integrated dishwasher, built in oven with microwave, induction hob with extractor over. French doors to the Open Air Seating Area/Terrace.

### Family Room/Snug 4.72m x 4.05m (15' 6" x 13' 3")

having double glazed windows to front and side aspects, ceiling light point, wooden flooring, staircase to first floor with stoage under, log burner with mozaic tiled hearth.

### Bedroom One with Dressing Area

having two double glazed windows to rear aspect, two ceiling light points, skylight, range of wardrobes, built in cupboard, and access to...

### En-Suite 2.86m x 2.13m (9' 5" x 7' )

having double glazed window to rear aspect, ceiling light point and further spot lights, recess walk in shower area, low level flush wc and wash hand basin.

### Utility Room 3.05m x 2.44m (10' x 8' )

having ceiling light point, range of matching base and wall units with work surfaces over, single bowl drainer sink unit with mixer taps, controls and battery storage.

### Open Air Seating Area/Terrace

having splendid views over golf coarse.

### Home Office (Currently Beauty Salon) 5.31m x 4.35m (17' 5" x 14' 3")

having two double glazed windows with views over golf coarse, work surface with sink unit, access to front and garage.

### Guest WC 1.37m x 1.39m (4' 6" x 4' 7")

having ceiling light point and two piece suite comprising low level flush wc and hand basin.

### Garage 5.31m x 2.96m (17' 5" x 9' 9")

having double opening garage doors, strip lighting and power, double glazed window to rear aspect.

## LOWER GROUND LEVEL

### Living Room 4.27m x 4.14m (14' x 13' 7")

having three double glazed windows to rear aspect, ceiling light point, television aerial point, built in cupboard, further double glazed window to side.

### Bedroom Two 4.14m x 3.05m (13' 7" x 10' )

having three double glazed windows to rear aspect, ceiling light point, with access to...

**En-Suite 2.29m x 1.19m (7' 6" x 3' 11")**

having ceiling light point, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

**Covered Seating Area****Gym/Workshop 5.29m x 4.22m (17' 4" x 13' 10")**

having two double glazed windows to rear aspect, strip lighting to wall & power sockets and door to....

**Office 5.29m x 3.09m (17' 4" x 10' 2")**

having two double glazed windows to rear aspect, strip lighting to wall & power sockets.

**FIRST FLOOR (Original Cottage)****Bedroom Three 4.75m x 2.75m (15' 7" x 9' )**

having double glazed windows to front and rear aspect, ceiling light point, bare wooden flooring and two radiators.

**Bedroom Four 3.97m x 2.55m (13' x 8' 4")**

having double glazed window to front aspect, ceiling light point, bare wooden flooring and radiator.

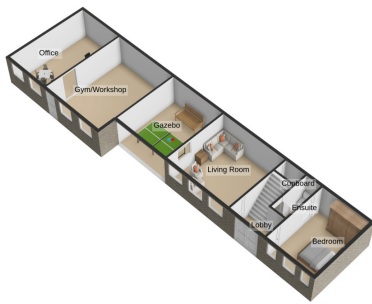
**Bathroom**

having double glazed window to rear aspect, ceiling light point, bare wooden flooring, radiator and three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

The property has ample off road parking for several vehicles, access to both sides and lawned garden to rear.

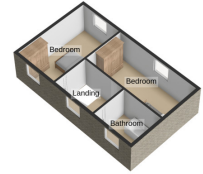
Basement  
1012 sq.ft. (94.0 sq.m.) approx.



Ground Floor  
1620 sq.ft. (150.5 sq.m.) approx.



1st Floor  
408 sq.ft. (37.9 sq.m.) approx.



Total Floor Area : 3040 sq.ft. (282.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2026

Fairway Cottage  
Leicester Road  
HINCKLEY  
LE10 3DR

Energy rating

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Valid until

17 August 2035

Certificate number

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