



2 Spa Gardens,  
Hinckley,  
LE10 1JN.



£585,000

### GENERAL

An exceptional family home set within an exclusive gated development. No. 2 Spa Gardens has been beautifully styled by the current owners with exquisite taste and meticulous attention to detail.

The accommodation briefly comprises a spacious open-plan living kitchen with French doors opening onto the garden, alongside an open-plan sitting room with a dedicated study area. To the first floor, there are four double bedrooms, with en-suite facilities to both the principal and guest bedrooms. There is underfloor heating to the ground floor with temperature controls in each room.

Externally, the garden has been thoughtfully landscaped, featuring a variety of seating areas positioned to enjoy the sun throughout the day—ideal for al fresco dining.

### LOCATION

Spa Gardens is one of the most highly regarded residential areas in Hinckley and is located just a short walk from Hinckley town centre. In Hinckley there are an extensive range of amenities including shops, a leisure centre and schools. There is also a train station with regular trains to Birmingham and Leicester.

### THE HOUSE

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



### RECEPTION HALL

An impressive introduction to the house. There is panelling to the walls, tiled finish to floor and stairs rising to first floor.

### CLOAKS/WET ROOM

Shower, low flush lavatory and wash hand basin set in vanity unit.

### SITTING ROOM

30'9" x 12'2"

A wonderful open-plan living area, created by the current owners through the incorporation of the original home office into the sitting room. The space features a wood-burning stove, decorative corning and built-in shelving, with French doors opening onto the garden.

### LIVING KITCHEN

22'4" x 16'2" red to 12'

The kitchen is beautifully appointed with a traditional range of painted base and wall cabinetry, complemented by hardwood work surfaces and a central breakfast island. A comprehensive suite of integrated appliances includes a five-ring gas hob and oven by Neff, along with a dishwasher by Miele.

The adjoining dining area is beautifully light-filled, with French doors opening onto the garden, creating an ideal setting for both everyday living and entertaining.

### UTILITY

8'8" x 5'8"

Fitted base and wall units. Back door to garden.

### ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

### GALLERIED LANDING

An elegant galleried landing with panelling to the walls. Doors opening off the galleried landing to the bedrooms and family bathroom.

### MASTER BEDROOM

16'10" x 11'9"

A luxurious master bedroom with panelling to the back wall. Central heating radiator.

### DRESSING ROOM

With hanging rails and drawers.

### EN-SUITE

Walk in shower enclosure with rainfall and hand held shower attachments. Wash hand basin set in vanity unit, low flush lavatory, chrome ladder style towel rail.

### GUEST BEDROOM TWO

14'9" x 11'10"

Overlooking the garden. Central heating radiator.

### EN-SUITE

Double sized shower enclosure with rainfall and hand held shower attachments, wash hand basin set in vanity unit and heated towel rail.

### BEDROOM THREE

13'4" x 11'8"

A double bedroom, overlooking the garden with central heating radiator.

### BEDROOM FOUR

12'3" x 11'

Double bedroom overlooking the garden with panelling to one wall. Central heating radiator.

### FAMILY BATHROOM

Suite comprising wash hand basin set in vanity unit, bath with rainfall and hand held shower over, low flush lavatory and traditional radiator.

### OUTSIDE

Electric gates open onto a shared drive leading to a block paved parking area in front of the house from which the double garage can be accessed.

### DOUBLE GARAGE

17' x 17'4"

With connecting door to the reception hall.

### THE GARDENS

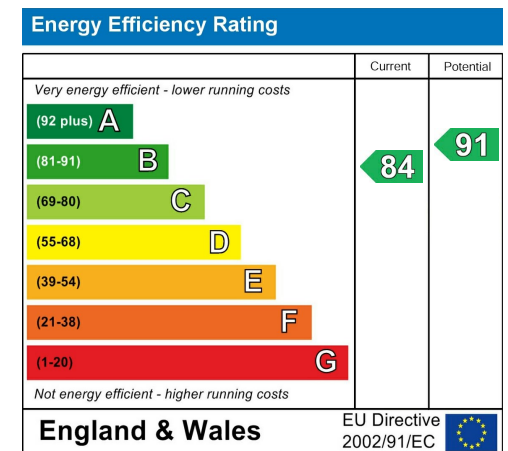
The gardens have been beautifully landscaped with a raised terrace adjoining the house. A stoned walkway with flower beds edged with sleepers to the sides leads to further terrace over which there is a pergola. The remainder of the garden is lawned.

### IMPORTANT NOTICE

We understand there is a management company set up by the home owners in Spa Gardens (Spa Gardens Limited) that maintains the electric gate and shared drive. The current fee per month is £42.50 as at 8/5/26.

### COUNCIL TAX

Hinckley and Bosworth Council Tax Band F.









Total area: approx. 220.7 sq. metres (2375.1 sq. feet)



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