



Leicester Road, , Hinckley, LE10 1LP

- Substantial character home
- No upward chain
- Detached garage & workshop
- Fitted kitchen with breakfast bar
- Large patio & mature garden
- 0.31-acre impressive plot
- Driveway for 10 cars
- Spacious lounge with French doors
- Three generous bedrooms
- Town centre shopping, Leisure centre & schools

£550,000



Leicester Road, , Hinckley, LE10 1LP

DESCRIPTION

Substantial Character Home on Approx. 0.31 Acres – No Upward Chain – Driveway for 10 Cars – Garage & Workshop – Superb Potential

No upward chain and occupying an impressive plot of approximately 0.31 acres, this substantial character home offers generous accommodation, extensive parking and exciting potential to create a truly exceptional family residence. Set within a highly sought-after location, it is ideal for growing or extended families looking for space, flexibility and a home they can tailor to their lifestyle.

The welcoming entrance leads to a spacious lounge, where French doors connect with the separate dining room, creating excellent entertaining space. The fitted kitchen includes a breakfast bar and leads to a useful utility room, while the ground floor layout offers scope to reconfigure or extend, subject to the necessary permissions.

Upstairs are three generous bedrooms, including two particularly spacious doubles with fitted storage. The impressive family bathroom offers a bath, separate shower, twin wash basins and WC. With a useful separate WC to the ground floor. While the property would benefit from some updating, this presents a fantastic opportunity to introduce your own style, add value and create the home you've always wanted.

Outside is where this property really stands apart. The extensive rear garden features a large patio, generous lawn, mature trees, shrubs and hedging, creating a private setting for children, gardening or entertaining family and friends. A detached garage, adjoining workshop/storage room and substantial driveway providing parking for approximately 10 vehicles add further versatility.

Perfectly positioned for local shops, schools and amenities, with Hinckley Golf Club on the doorstep and convenient road access to Hinckley's football, cricket and rugby clubs.

Offering character, potential & a great plot, Contact Hunters today to arrange your viewing and discover the possibilities this impressive home has to offer.





HUNTERS
HERE TO GET YOU THERE



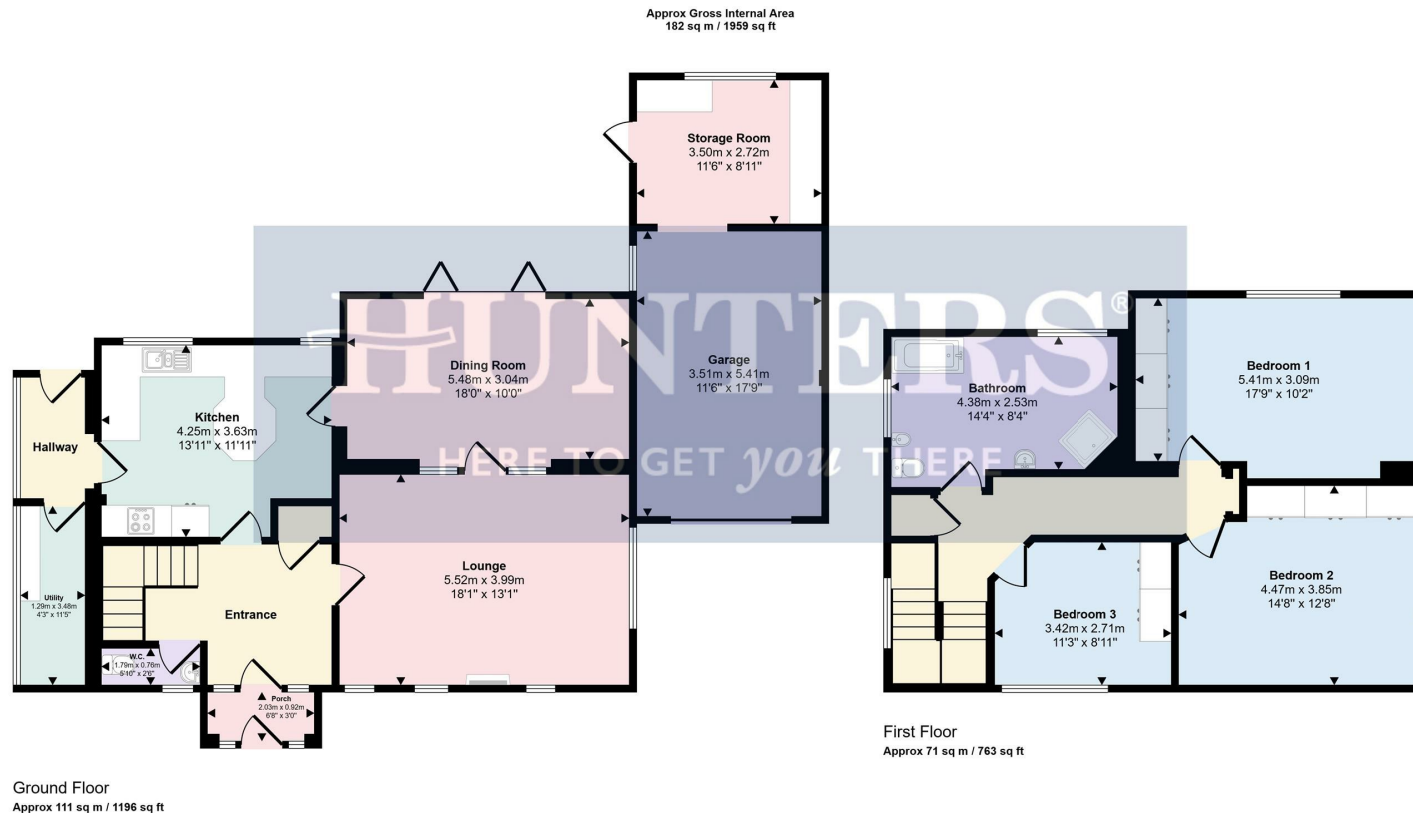
HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.