Hinckley Road, Leicester Forest East
Leicester, Leicestershire, LE3 3PH

NEWTONFALLOWELL FLAGSHIP

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Chain Free £500,000

Draft Details Awaiting Vendors Approval! A rare opportunity to acquire a unique and inviting refurbishment project which occupies an extensive plot set back from the popular Hinckley Road boasting the potential for development of a single storey dwelling at the rear. The accommodation includes an entrance porch and hall, two reception rooms, sun room. extended kitchen and shower room, with the first floor offering three bedrooms. bathroom and a wealth of character features with huge potential. The property is accompanied by generous sweeping gardens at the rear not overlooked from beyond along with two garages. Available with no upward chain.

Accommodation
Front entrance door opens onto the;

Entrance Porch
Providing the perfect place for coats and shoes, the useful entrance porch offers glazing to the front and sides with a door giving access to the;

Entrance Hall
Presented with carpet flooring, the entrance hall offers a staircase to the first floor, central heating radiator and doors giving access to the reception rooms and kitchen.

Lounge
15'10" x 10'0" (4.83m x 3.05m)
Positioned around a feature gas fireplace, the primary living space offers dual aspect windows allowing ample natural light to flood the room. With a central heating radiator, coving and door leading to the;

Sun Room
8'9" x 10'0" (2.67m x 3.05m)
Enjoying views of the rear garden, there is glazing to three sides, carpet flooring and door leading outside.

Dining Room
15'9" x 9'5" (4.80m x 2.87m)
Perfect for formal dining, the second reception room offers dual aspect windows with carpet flooring, central heating, coving, feature fireplace and door to the kitchen.

Kitchen
18'7" max x 9'2" (5.66m max x 2.79m)
Fitted with a range of wall mounted and base units with complementary work surfaces over and partly tiled floors. Having an inset sink and drainer unit, cooker point with fitted extractor hood above and useful storage cupboard. With a window to the rear elevation and door leading to a covered outside area.

Shower Room
9'2" x 8'8" (2.79m x 2.64m)
Accessed from outside, the shower room is fitted with a three piece suite comprising a corner shower, sink and drainer unit with storage beneath and separate WC, all complemented with tiled surrounds. With dual aspect windows and built in storage.

First Floor Landing
Giving access to three bedrooms and bathroom, with a window overlooking the larger than average garden.

Bedroom One
15'10" x 10'0" (4.83m x 3.05m)
A full length double room offering dual aspect windows with built in wardrobes, carpet flooring and central heating radiator.

Bedroom Two
10'0" max x 9'5" (3.05m max x 2.87m)
A second double room with built in wardrobes, window to the front and central heating radiator.

Bedroom Three
11'10" to doorway x 9'3" max (3.61m to doorway x 2.82m max)
A practical size, the third bedroom enjoys the use of built in wardrobes with carpet flooring, front elevation window and central heating radiator.

Bathroom
5'5" x 6'5" (1.65m x 1.96m)
Fitted with a three piece suite comprising a WC, wash hand basin and bath tub, with an obscure window to the rear elevation and central heating radiator.

Outside & Potential Development

Set back from the desirable Hinckley Road, a particular selling feature of the accommodation is the sizeable plot approached via a share driveway with two neighbouring properties. There is a lawned frontage with hedging to boundaries and mature trees and shrubs creating a feeling of privacy. A gravelled driveway leads down to the side to the rear where a garage and carport can be found. There is also an outbuilding attached to the existing building ideal for storage with light, power and Worcester Bosch Boiler. There is also a second garage with light and power. The larger than average rear garden is mainly laid to lawn with a range of plants, shrubs and trees. There is a potential for another dwelling to be erected subject to necessary planning (applications currently awaiting approval). Please call us to discuss the potential development plans in more detail.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, proceed West along Hinckley Road over the M1 bridge. Continue along Hinckley Road past the Red Cow Pub. The property can eventually be found on the right hand side.

Tenure

Freehold with vacant possession upon completion.

Council Information

Blaby District Council, Desford Road, Narborough, Leicester (Tel: 0116 2750555) - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.

Money Laundering

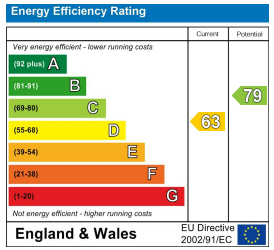
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

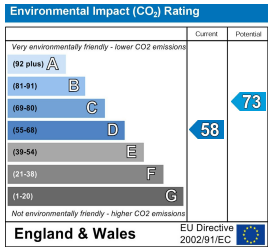
Agents Note

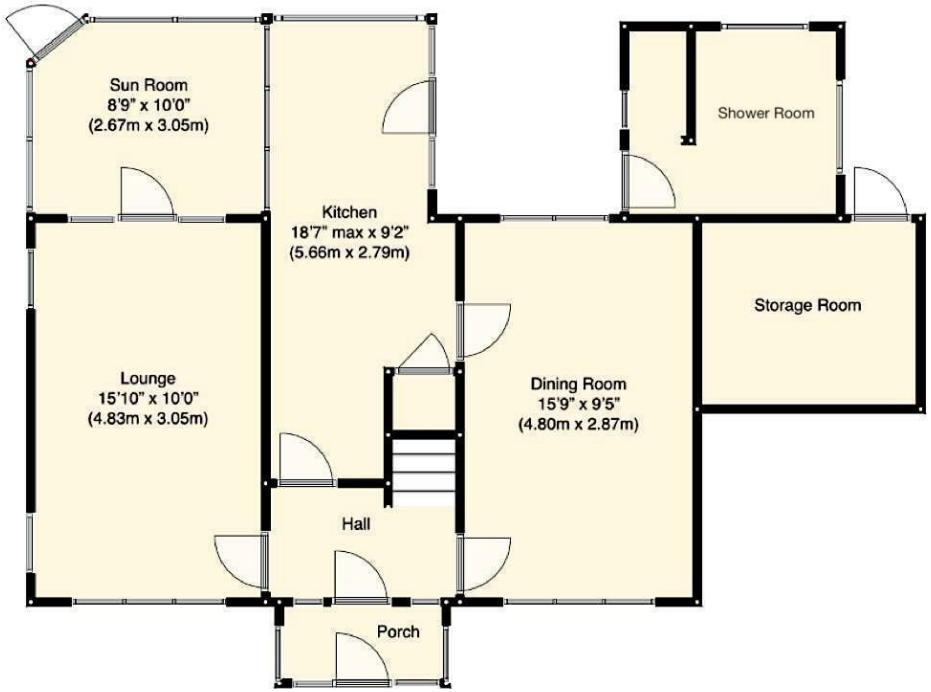
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Thinking Of Selling Your Home?

If you have a house to sell then we would love to provide you with a free no obligation valuation.



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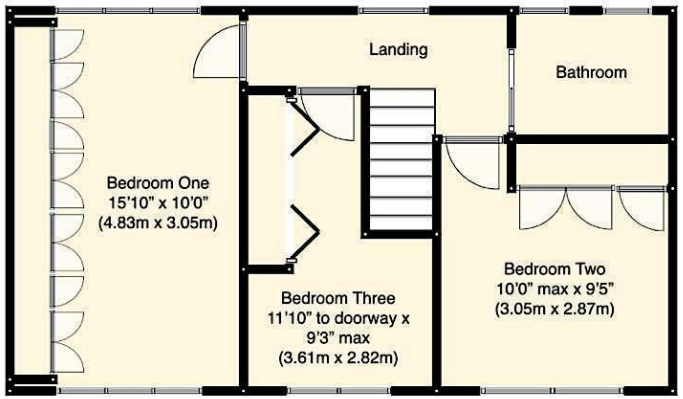
Storage Room
Hall
Porch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