



FOR SALE

£489,950

5 Bed Victorian Villa in Hinckley Road, Leicester LE3 0TF

Phillips George



FULL DESCRIPTION

SUMMARY

Dating back to 1890, this impressive Victorian villa boasts over 2,370 sq.ft. and five well-proportioned bedrooms and three formal reception rooms set across three tall floors. The property offers immense character and many original features lending itself to a family buyer. This grand period home is located within close proximity of the city centre and an extensive range of amenities. The property has a superb landscaped and low maintenance rear garden and is beautifully presented throughout with ready to move into accommodation.

ENTRANCE PORCH

With steps leading up from the front garden into entrance porch with original chequered tiled flooring, beautiful original stained glazed door providing access to:

ENTRANCE HALL

28' 0" x 6' 9" (8.53m x 2.06m) A welcoming and most impressive entrance hall with an original Minton tiled flooring, ornate solid wooden staircase with central runner rising to the upper floor accommodation. Within the hall there are many period features including cornicing, wood panelling, two radiators and doors through to the front two reception rooms.

SITTING ROOM

17' 7" x 14' 9" (5.36m x 4.5m) Having a bay window with glazing to the front and ornate open fireplace, also benefiting from decorative cornicing to the ceilings and high skirting.

SECOND RECEPTION ROOM

14' 9" x 13' 9" (4.5m x 4.19m) Currently utilised as a sitting room and also benefiting from an open fireplace with decorative painted Victorian tiled slips and ornate marble mantelpiece, floor to ceiling glazing with sliding doors leading directly into the garden, high ceiling with ceiling rose and cornicing.

INNER HALL

The inner hall is approached from the end of the entrance hall with a second staircase rising to the first floor landing, access with stairs leading down to the cellar and original built in cupboards. Beyond which is:

DINING ROOM

16' 9" x 11' 4" (5.11m x 3.45m) This light, bright and airy room with two sash windows to the side elevation, chequered tiled flooring, a range of display glazed units with oak worktop and some original cupboards, central chimney breast with a Rayburn set within the middle with two hotplates and two ovens, recessed spotlighting and door which leads through to the rear kitchen.

KITCHEN

11' 4" x 7' 8" (3.45m x 2.34m) Having a range of shaker style units with space for freestanding appliances. A tall room with a sash window overlooking the garden and freestanding cooker with electric and gas connection. An original door leads out to a rear covered veranda with access to a refitted toilet and laundry room and into the garden itself.

FIRST FLOOR LANDING

A split level landing with beautiful decorative features and return staircase to the second floor.





BEDROOM ONE

12' 9" x 12' 3" (3.89m x 3.73m) Situated to the front of the property with a large walk-in bay window and commanding fireplace with living flame gas fire and original tiled hearth with coming and picture rail as well as a vanity unit.

DRESSING ROOM

9' 2" x 8' 6" (2.79m x 2.59m) Currently being used as a study, but easily lends itself to becoming a dressing room with impressively tall ceilings and period charm with a timber framed sash window to front aspect.

BEDROOM TWO

14' 9" x 13' 9" (4.5m x 4.19m) A second double bedroom looking over the rear garden and also having the benefit of a vanity unit and original fireplace with decorative tiled hearth with beautiful sash windows to the rear.

WC

Timber framed window to side aspect. Low level WC.

BEDROOM THREE

11' 4" x 7' 9" (3.45m x 2.36m) A well proportioned bedroom with a cast iron feature fireplace and window overlooking the side elevation.

FAMILY BATHROOM

13' 2" x 8' 5" (4.01m x 2.57m) This spacious family bathroom has been remodelled with underfloor heating and contemporary tiling to the walls and floor. There is a claw foot, roll top freestanding bath, a large separate double shower cubicle, wash hand basin, low level WC and two sash windows and recessed lighting.

SECOND FLOOR LANDING

On the second floor there is access to a further two double bedrooms and a further room ideal as a study. There is a large timber framed sash window on the half landing overlooking the rear aspect.

BEDROOM FOUR

14' 9" x 13' 9" (4.5m x 4.19m) UPVC double glazed sash window to rear aspect. Cast iron feature fireplace. Wash hand basin.

BEDROOM FIVE

12' 9" x 12' 4" (3.89m x 3.76m) Being a double bedroom, having a vanity unit also having a seated bay window to the front with replacement UPVC glazing.

STUDY

9' 6" x 8' 4" (2.9m x 2.54m) Having a dormer window overlooking the front elevation.

OUTSIDE

The property has a hard landscaped front garden forease of maintenance with wall and mature hedging to the front boundary and wrought iron gate providing pedestrian access. Raised gravel beds with access to the front entrance door. The rear garden is a private oasis and has been beautifully landscaped with various seating areas, with low maintenance at the forefront. There is a large slate gravel area with railway sleepers leading to a further slate area with decorative circular paving and beyond is a raised timber deck which is an area of the garden which catches the sunshine and creates an ideal seating area with raised timber planters, outdoor tap and lighting and a covered walkway with access to the outdoor toilet and the laundry room with gated rear access.





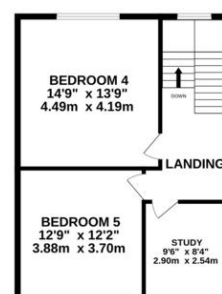
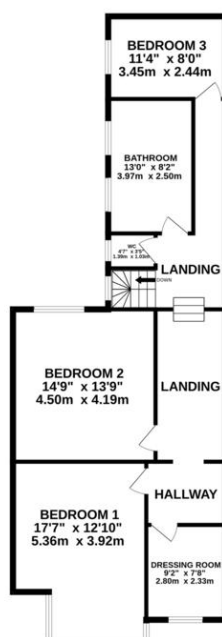
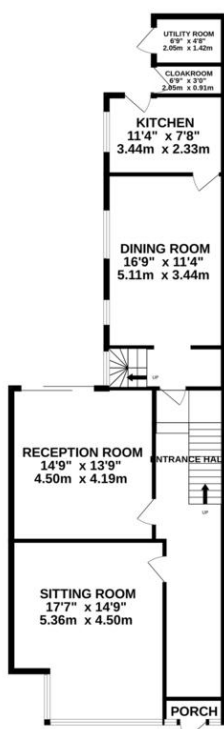
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	78
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



GROUND FLOOR
1018 sq ft. (94.5 sq.m.) approx.

1ST FLOOR
949 sq ft. (88.1 sq.m.) approx.

2ND FLOOR
562 sq ft. (52.2 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

