



Hill Street, Hinckley, LE10 1DS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

REQUIRING A PROGRAMME OF MODERNISATION however retaining its charm and character is this elegant Edwardian detached home with four bedrooms and gas fired central heating.. With the back garden bordering Argent's Mead, this residence is perfectly situated in the centre of Hinckley, offering convenient access to the town centre, pharmacy and doctor's surgery, and leisure centre. This historic residence was personally designed and constructed by Sidney John Walker, an architect with close ties to the community in the early 1900s.

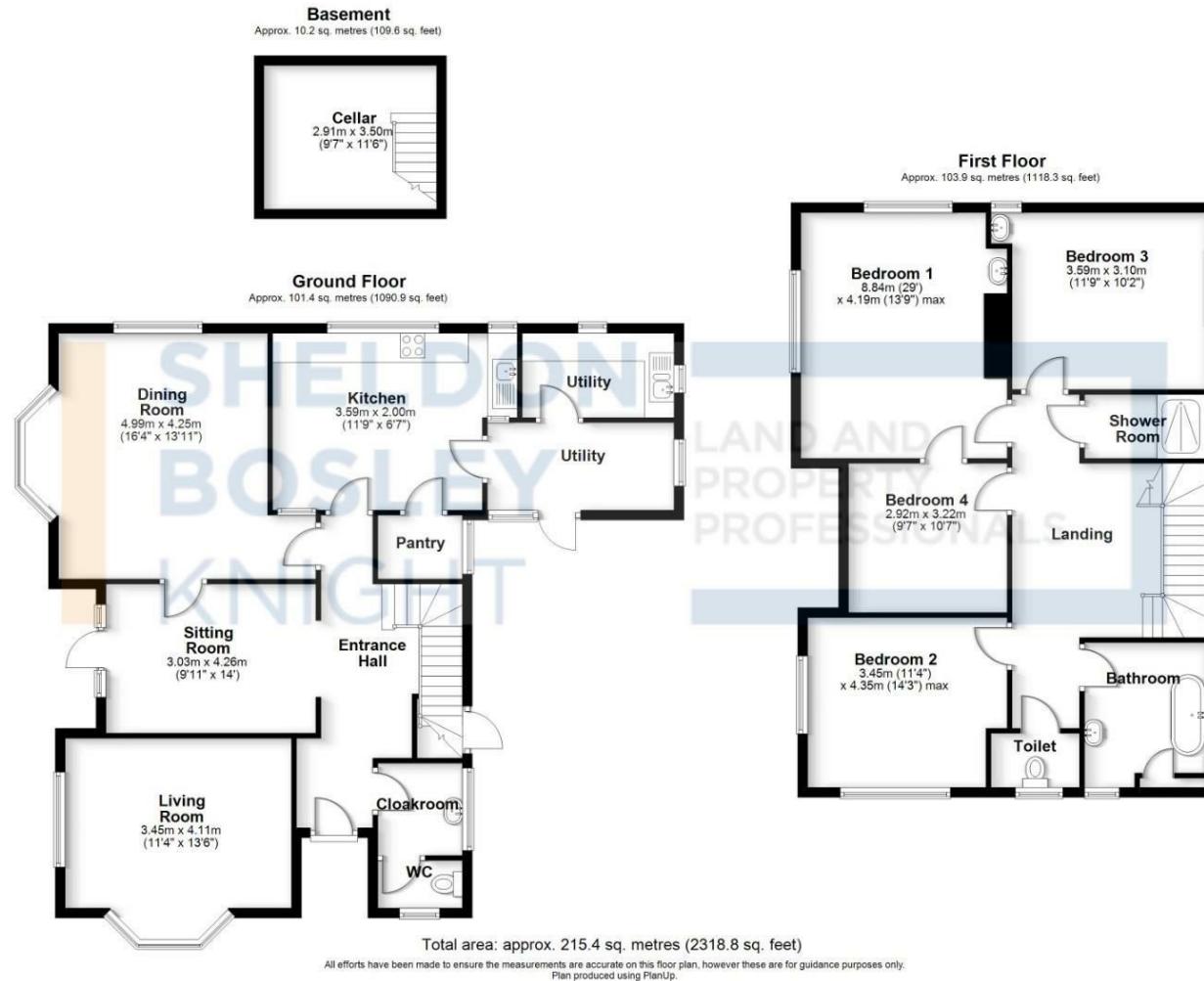
Briefly comprising; Entrance hall way with cloakroom and w/c, living room, sitting room, dining room, kitchen., pantry, utility spaces, cellar. Upstairs you will find four double bedrooms (two with sinks), bathroom, toilet and shower room. The exterior has land surrounding the property with rear lawn and ample off road parking and gated driveway - all is not overlooked and private!

This home is part of a conservation area, the area providing great access to the A5, A47 and M69. This home is a must see, viewing highly advised.

Council Tax Band D & EPC Rating D.







Key Features

- Detached Edwardian Residence
- Four Spacious Bedrooms
- Downstairs W/C + Additional Shower Room
- Cellar
- Sizeable Plot
- Ample Off Road Parking & Gated Driveway
- Great Location Close To Town
- Council Tax Band D & EPC D

Offers In The Region Of
£530,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority -
HBCC

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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