



Leicester Road, Hinckley £500,000







Leicester Road, Hinckley

2 Bedrooms, 2 Bathroom **£500,000**

- PLANNING PERMISSION GRANTED FOR CHANGE OF USE TO RESIDENTIAL
- PLANNING PERMISSION GRANTED FOR CONVERSION INTO FOUR APARTMENTS

A CONVERTED VICTORIAN DETACHED HOUSE IN THE HEART OF HINCKLEY TOWN CENTRE. Planning permission granted to convert the building into four apartments and with car parking at the rear and a large garden there is potential to extend further. Currently having commercial use as an office. VIEWING ADVISED!

7 LEICESTER ROAD, HINCKLEY

ENTRANCE PORCH/HALL 6' 10" x 6' 2" (2.1m x 1.9m) GUEST WASH ROOM 6' 6" x 6' 2" (2.0m x 1.9m) REAR OFFICE 13' 5" x 9' 6" (4.1m x 2.9m) STUDIO 18' 8" x 13' 1" (5.7m x 4.0m) OFFICE 11' 5" x 9' 6" (3.5m x 2.9m) REAR INNER HALLWAY 11' 1" x 6' 10" (3.4m x 2.1m) SEPERATE WC FIRST FLOOR OFFICE 19' 8" x 9' 10" (6.0m x 3.0m)

7A LEICESTER ROAD

ENTRANCE PORCH 6' 10" x 2' 3" (2.1m x 0.7m)

INNER HALL

OFFICE 9' 10" x 8' 6" (3.0m x 2.60m)

RECEPTION OFFICE 15' 1" x 13' 5" (4.6m x 4.1m)

KITCHEN 16' 8" x 11' 1" (5.1m x 3.4m)

STORAGE ROOM

DRY CELLAR 8' 2" x 8' 2" (2.5m x 2.5m)

SECOND STAIRCASE TO FIRST FLOOR

FIRST FLOOR LANDING

MAIN OFFICE 14' 9" x 13' 9" (4.5m x 4.2m)

SECOND OFFICE 11' 9" x 10' 5" (3.6m x 3.2m)

BATHROOM 8' 2" x 7' 2" (2.5m x 2.2m)

REAR OFFICE 10' 9" x 9' 10" (3.3m x 3.0m)

OUTSIDE A large carpark and courtyard area leading to a private lawned and mature garden.









GROUND FLOOR

FIRST FLOOR

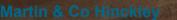






While every attempt has been made to ensure the accuracy of the discription contained here, measurements of doors, windows mail any other times are approximate and no responsibility taskine for any encomposition or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances down have not been tisted and no guarantee as to the operability or efficiency can be given. Made with Metropic 50024





99-109 Castle Street
Hinckley
LE10 1E
T: 01455 636349
E: hinckley@martinco.cor

C

Accuracy: References to the Tenure of a Property-are based on information supplie fixtures and fittings are not included unless specifically mentioned within the sales pe property. No person in the employment of the agent has any authority to make any re contract, nor form part of one. Sonic / Jasor Tape. Measurements laken using a sortic fixtures and fittings or services and so cannot verify their they are in working order of

01455 636349

article and the

http://www.martinco.com

In this foot had signly of the fills documents. A Boyer is adjusted to op aver de auditable for explainty regelation. Boyers mail observices a specify adjust foot de apply any dependency avers is adjusted without resoy be adjust? took small concluster of ensor. All Mexicurements. All observices.



ation from their Solicitor. Items shown in photographs including but not limited to carpets, any property and make an appointment to view before embarking on any journey to see a nume part of the agents, selicits(s) or lessors(s). Any property particulars are not an offer or re Apploximate. Services Not tested: The Agent has not tested any apparatus, equipment,

