



207 Ashby Road,  
Hinckley,  
Leics, LE10 1SJ









£630,000

### GENERAL

A traditional house with exquisite interior and outstanding gardens. No. 207 Ashby Road is an exceptional property in so many ways. The house has been significantly upgraded and improved in recent years and has been beautifully styled by the present owners. On the ground floor there is a wonderful living kitchen with bi folds opening onto the garden and an elegant sitting room. There are six double bedrooms spread over two floors including a sumptuous master bedroom suite and two further bathrooms. The gardens have been cleverly landscaped by the present owners and at the far end of the garden, there is an impressive summer house.





## LOCATION

The property is located on the Ashby Road on the outskirts of Hinckley. Hinckley itself is a market town located midway between the cities of Leicester and Coventry, The town offers a wide range of amenities and there are excellent road links via the A47, A5, M1, M6 and M69. There is a railway station with direct services to Birmingham and Leicester.

## THE HOUSE

The accommodation is arranged over three floors as follows. Front door in canopied porch opening into reception hall.

## RECEPTION HALL

With central stairs rising to first floor, fitted cloaks cupboard, oak boarded floor. Double doors open into the sitting room.

## SITTING ROOM

15' x 11'4"

An elegant room with wood burning stove set within a fireplace with stone surround, ceiling rose, central heating radiator. (Measurements into bay).

## LIVING KITCHEN

24'6" x 24'5"

A sensational space with bi-fold doors opening onto the garden. There is a bespoke kitchen with painted fronts and polished quartz work surfaces. There is a Range style cooker with a mantle over, porcelain sink and central island with further sink unit and heavy hardwood work surface. A particular feature of the kitchen is the superb pantry cupboard complete with wine racking and wicker drawers. In the sitting area there is a wood burning stove and full height window overlooking the garden. Oak boarded floor.

## ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

## GALLERIED LANDING

With fitted wardrobes, picture window from which the views can be enjoyed and a traditional style central heating radiator. Opening off the landing are the bedrooms and a further flight of stairs rising to the second floor.

## MASTER BEDROOM

16'4" x 12'9"

Overlooking garden. A stunning room with oak boarded floor, traditional radiators and opening directly into the en-suite.

## EN-SUITE

Traditional bath tub, wash hand basin, low flush lavatory and heated towel rail. There is wainscotting and tiling to the walls.

## BEDROOM TWO

15'6" x 11'5"

A charming room with coving to ceiling, two central heating radiators. (measurements into bay)

## BEDROOM THREE

10'9" x 9'10"

Overlooking garden, boarded floor, coving to ceiling, central heating radiator.

## BEDROOM FOUR

9'10" x 7'8"

Used by the current owners as a dressing room but would also make a fantastic home office. Central heating radiator.

## BATHROOM

A luxurious bathroom with a slipper bath, low flush lavatory, wash hand basin and oak boarded floor. Radiator.

## ON THE SECOND FLOOR

Stairs rise from the galleried landing to the second floor landing.

## SECOND FLOOR LANDING

Opening off the landing are bedrooms five and six

## BEDROOM FIVE

11' x 10'7"

A good sized double bedroom. Central heating radiator. (First measurement 10' measured to 5' eaves height)





### BEDROOM SIX

15'4" x 11'8" max

Overlooking garden. Eaves storage cupboards, central heating radiator. (The second measurement is 9'6" to 5' eaves height).

### SHOWER / BATHROOM

Suite comprising a panelled bath, low flush lavatory, wash hand basin and a shower enclosure with rainfall shower. Traditional towel rail.

### OUTSIDE

To the front of the house there is a set of double wrought iron gates opening onto a block paved parking area.

### MAIN GARDEN

The main garden is to the rear. Immediately adjoining the rear is a covered seating area and a large terrace with raised water feature. The garden is laid out formally with paths and clipped hedges forming different areas of mixed perennials and ornamental grasses. At the end of the garden is the Summer House.

### SUMMER HOUSE

17'6" x 15'8"

The Summer House is used by the current owners as a Music room but it would make a perfect home office or gym. There is a verandah overlooking the garden.

### COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





























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