



Plot 1, 140 Ashby Road,
Hinckley,
Leics, LE10 1SN



£595,000

GENERAL

An impressive contemporary newbuild house on exclusive gated development. The house which has been individually designed by David Granger Architects has been specified to a high standard. The accommodation briefly includes a sensational open plan living kitchen with two sets of bi fold doors opening onto the garden and is completed on the ground floor with a sitting room and home office. On the first floor there are four bedrooms with an en-suite to the master bedroom and family bathroom. Outside there is a walled garden and double garage.

Particular attention has been given to managing running costs. There is an air source heat pump with underfloor heating to the ground floor which, as well as creating a comfortable living environment, allows the owner to maximise the efficient use of space.



LOCATION

Ashby Road is one of the most highly regarded residential areas in Hinckley and is located just to the North of the town centre, In Hinckley there are an extensive range of amenities including shops, a leisure centre and schools. The site is within easy reach of the Northern Perimeter road which gives fast access to the A5 and motorway network,

THE HOUSE

The accommodation is arranged as follows. Front door opening into reception hall.

RECEPTION HALL

With a tiled floor and a fashionable glass balustrade staircase rising to the first floor.

CLOAKROOM

Low flush lavatory, wash hand basin.

SITTING ROOM

17' x 11'10"

A lovely light room with a fireplace (flue suitable for a woodburning stove) and bi-fold doors opening onto the garden.

HOME OFFICE

11'6" x 7'6"

An ideal home office.

LIVING KITCHEN

35'2"x 12'6"

A sensational open plan zoned living space, perfect for contemporary family living. The kitchen area is fitted with an impressive range of base and wall cabinets with polished quartz work surfaces and a central island with breakfast bar. There is a generous range of integrated appliances including a "Bosch" induction hob with extractor over, two "Bosch" ovens, dishwasher and a fridge freezer. The living area is flooded with light through the ceiling lantern and there are two sets of bi fold doors opening onto the terrace.

UTILITY ROOM

6'5" x 5'7"

The utility has been fitted with units to match those in the kitchen with quartz work surfaces. There is an inset sink, plumbing for washing machine, tiled finish to floor and back door to garden.

ON THE FIRST FLOOR

The glass balustrade staircase rises from the reception hall to the galleried landing. Opening off the landing are the bedrooms.

MASTER BEDROOM

12'6" x 12'

Overlooking the garden. Central heating radiator.

EN-SUITE

A luxurious en-suite with a double sized shower enclosure, with rainfall and hand held shower attachments, wash hand basin set in vanity unit and low flush lavatory. Heated towel rail and radiator.

BEDROOM TWO

12'8" x 10'6"

A good size double bedroom with central heating radiator.

BEDROOM THREE

11'9" x 9'

A double bedroom with central heating radiator.

BEDROOM FOUR

10'6" x 7'2"

A double bedroom with central heating radiator.

BATHROOM

Suite comprising a panelled bath with central tap, wash hand basin set on vanity unit, double sized shower enclosure and low flush lavatory. Heated towel rail and radiator.

OUTSIDE

The house is approached through a shared drive leading to a parking area, in front of the double garage.

THE MAIN GARDEN

The garden has been landscaped with a large terrace adjoining the house. The remainder of the garden is lawned.

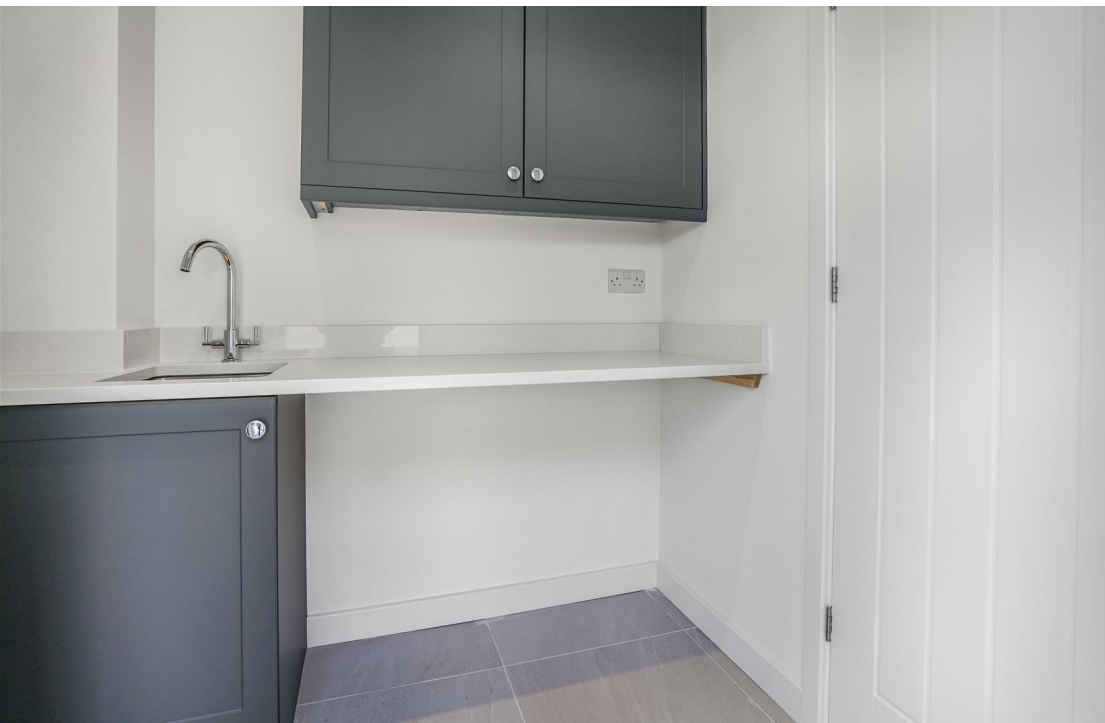
DOUBLE GARAGE

The double garage has electric remote control roller shutter doors and there is an electric car charging point.

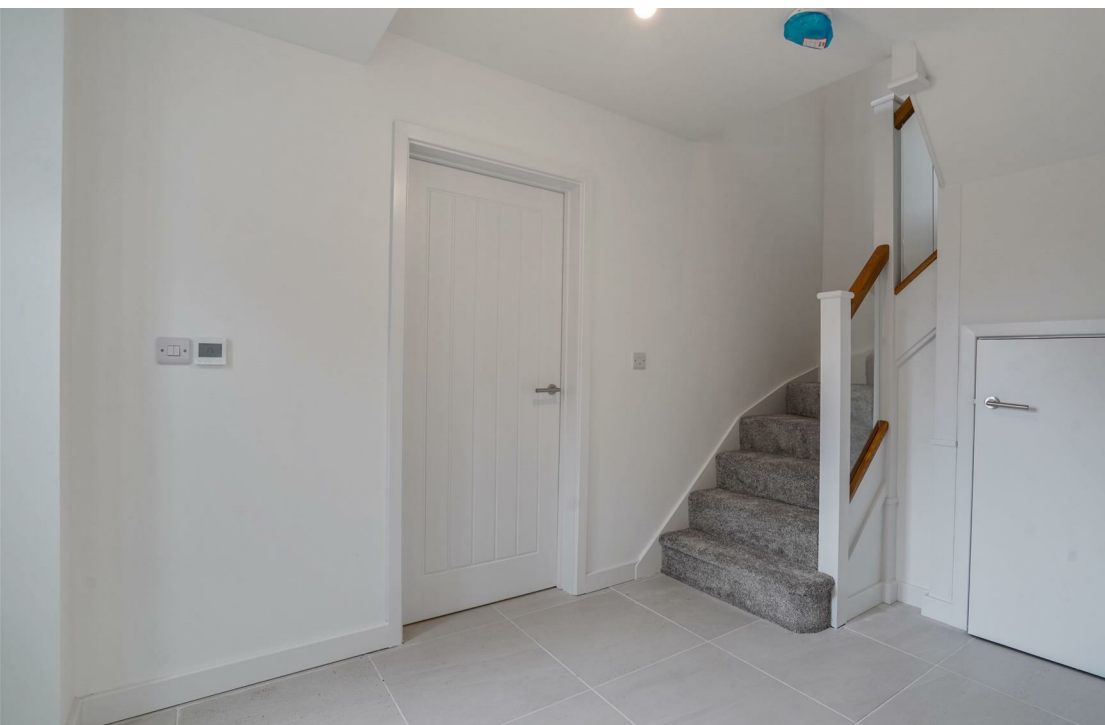
COUNCIL TAX BAND

tbc











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5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

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