



**Connells**

Ashby Road  
Hinckley



## Property Description

Offered with NO UPWARD CHAIN is this renovated end terrace property close to Hinckley Town Centre. The property has been refurbished to a high standard throughout with two reception rooms including lounge to the front, dining room and modern high gloss fitted kitchen to the rear. Upstairs there are two spacious double bedrooms with fireplace in the bedroom one and built-in storage in bedroom two. A stylish bathroom with white suite completes the first floor accommodation.

Situated in a highly convenient location close to local schools and amenities including, doctors, dentists, restaurants, public houses and with good transport links and access to major road network.

## Lounge

11' 5" x 11' 3" ( 3.48m x 3.43m )

Door to the front elevation, with radiator, TV point, fitted cupboard and laminate flooring.

## Dining Room

14' 3" x 11' 4" ( 4.34m x 3.45m )

Having radiator, ceiling spotlights, tiled flooring and double glazed window to the rear elevation. Stairway to the first floor and access to the kitchen.

## Kitchen

9' 6" x 5' 4" ( 2.90m x 1.63m )

Having a range of modern wall and base units and working surface above, stainless steel sink and drainer with mixer tap, newly fitted single oven, four ring gas hob, extractor hood above, tiled flooring, tiled splashback surround and radiator. Double glazed window and double glazed door to the side elevation.

## First Floor Landing

14' 7" x 2' 7" ( 4.45m x 0.79m )

Having radiator, loft access and laminate flooring.

## Bedroom One

11' 4" x 11' 4" ( 3.45m x 3.45m )

Having feature fireplace, radiator, TV point and laminate flooring. Double glazed window to the front elevation.

## Bedroom Two

11' 5" x 8' ( 3.48m x 2.44m )

Having radiator, built-in storage cupboard, TV point and laminate flooring. Double glazed window to the rear elevation.

## Bathroom

8' 4" x 5' 5" ( 2.54m x 1.65m )

Comprising P-shaped bath and shower with

rainfall shower head over, hand wash basin and WC, extractor fan, chrome towel radiator, tiled walls and tiled flooring. Double glazed window to the rear elevation.

### To The Outside

The rear garden is enclosed, with patio area and mainly laid with shingle stones.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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