



Connells

Ashby Road
Hinckley

Ashby Road
Hinckley LE10 1SJ

for sale offers in the region of
£465,000



Property Description

Situated in a popular and well-connected area of Hinckley, offers a fantastic residential setting with excellent access to local amenities, schools, and transport links. This property is ideal for families, professionals, and first-time buyers looking for convenience and comfort.

Hinckley town centre is just a short distance away, providing a wide range of shops, supermarkets, restaurants, and leisure facilities, including The Crescent Shopping Centre, which features high-street retailers, dining options, and a cinema. Everyday essentials are also easily accessible, with local shops and services nearby.

Transport connections from this location are excellent. The A5, M69, and M1 are all within easy reach, making it convenient for commuters traveling to Leicester, Coventry, and Birmingham. Hinckley railway station is also nearby, offering regular services to Leicester, Birmingham, and beyond.

For families, the area is well-served by reputable schools and nurseries. Nearby green spaces such as Hollycroft Park and Burbage Common provide opportunities for outdoor activities, walks, and family outings.

With its combination of a desirable location, excellent transport links, and access to great amenities.



Ground Floor

Hallway

With an access to all rooms and understairs storage. Fully glazed side access door.

Lounge

11' 7" x 14' 9" (3.53m x 4.50m)

With carpet floor, double panelled radiator, fully functioning log burner on a slate hearth, bay-window to the front and wood panelled feature wall.

Kitchen/Living/Dining Area

21' 6" x 29' 7" (6.55m x 9.02m)

Spacious area with a range of base units, kitchen island, fully fitted kitchen with integrated appliance includes full height integrated fridge & freezer, dishwasher, pop up extractor, 5 ring induction hob and two double ovens. Having a glass sink unit with window over. Dining area with bi-fold doors with an access to the rear garden.

Utility Room

5' 11" x 6' 5" (1.80m x 1.96m)

With plumbing for washing and dryer machines, wall units and an access to cloakroom.

Cloakroom

With wash hand basin and toilet.

First Floor

Bedroom 1

10' 8" x 12' 5" (3.25m x 3.78m)

Good-sized bedroom with carpet floor, full height double window to the rear, two fitted wardrobes, vaulted ceiling, and an en-suite shower room.

En-Suite

4' 8" x 9' 2" (1.42m x 2.79m)

With walk-in shower, wash hand basin, towel radiator, shaver point, extractor unit and toilet.

Bedroom 2

11' 5" x 15' 3" (3.48m x 4.65m)

With carpet floor and bay-window to the front.

Bedroom 3

10' 1" x 12' 8" (3.07m x 3.86m)

With carpet floor and window to the rear.

Bedroom 4

6' 6" x 7' 8" (1.98m x 2.34m)

With carpet floor and window to the front.

Shower Room

6' 2" x 7' 1" (1.88m x 2.16m)

With walk-in shower, wash hand basin, towel radiator, shaver point, extractor unit and toilet.

Outside

Good-sized rear garden with lawn and patio areas, greenhouse, shed storage, and vegetable patch. There is an outside tap & power points at the front and the back of the house and outside lighting at the front.









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

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN312349



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