



151, Ashby Road, Hinckley, Leicestershire, LE10 1SH

HOWKINS &
HARRISON

151, Ashby Road,
Hinckley,
Leicestershire, LE10 1SH

Guide Price: £590,000

An attractive, exceptionally well presented, traditional detached family home having been modernised by the present owners with consideration to original features.

Occupying a generous, non overlooked, south facing garden plot and boasting over 1500sqft of internal accommodation. In brief comprising:- generous entrance hall with bay fronted family room off, sitting room open plan to the dining room, 16ft kitchen/breakfast room with matching utility room, pantry, store and cloakroom WC. To the first floor there are four excellent size bedrooms, a traditional bathroom, newly re-fitted shower room and WC.

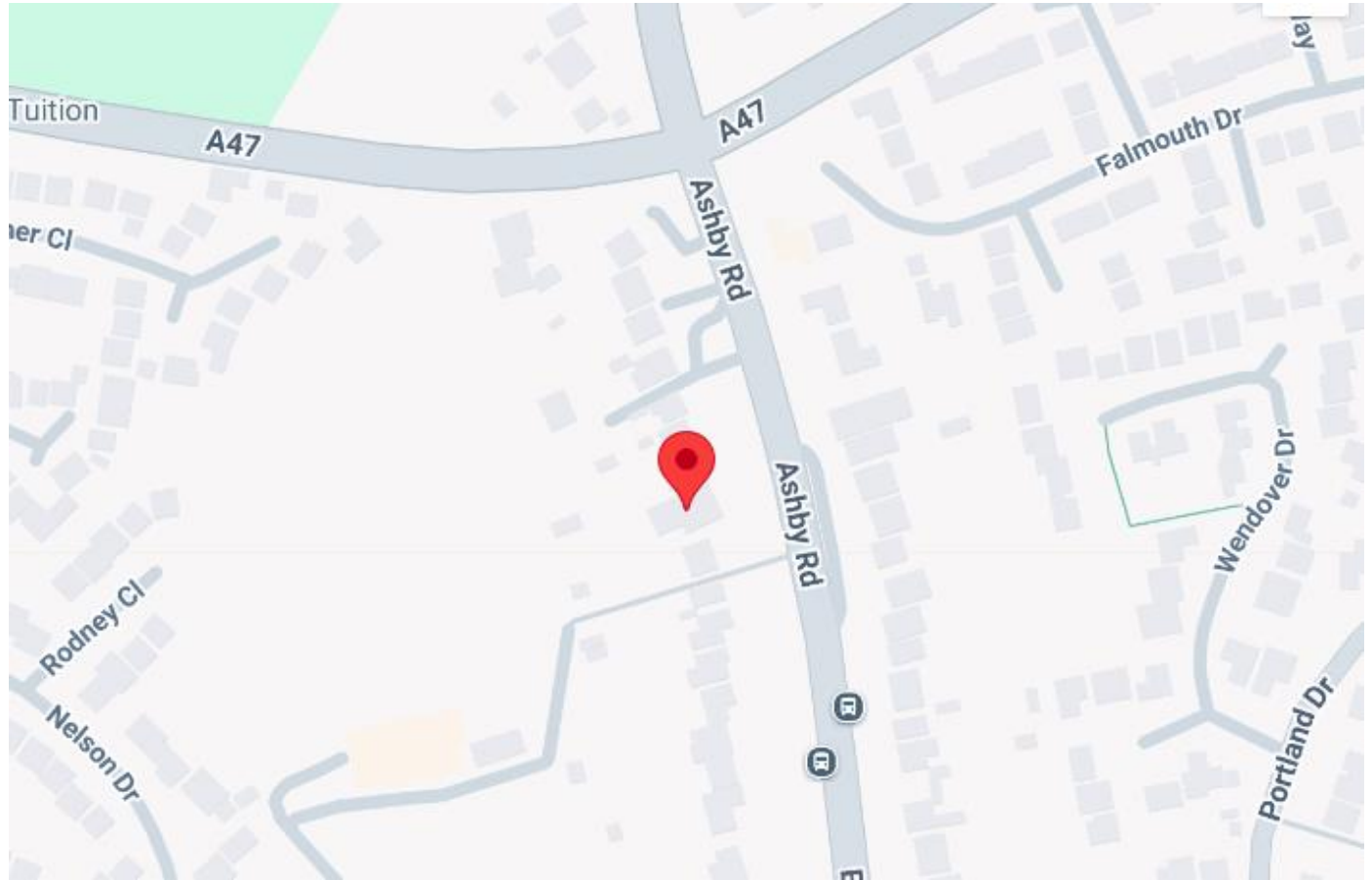
Situated in a sought after residential location. An early internal viewing is strongly recommended.



Location

Hinckley is a well located market town offering many local amenities. High Street and independent retailers offer a good range of shopping facilities and there is a good selection of public houses and restaurants to choose from. Leisure facilities are available locally with Burbage Common and surrounding countryside offering lovely walks. Hinckley is well positioned for the commuter with easy access to the motorway network. The M69, M6, and A5 are all within easy reach. Local train services are available at Hinckley station via the Leicester / Hinckley line as well as a main line service to London St. Pancras with further connections to the Eurostar service.

There is a good selection of schools within Hinckley itself and the surrounding villages.



Accommodation Details - Ground Floor

An impressive double entrance door with glazed side panels leads directly into the hallway with staircase rising to the first floor and parquet flooring. A door to the left leads into a dual aspect family room with bay window and an attractive original fireplace. Also on the left hand side is a spacious sitting room with an attractive fireplace with log burner fitted, parquet flooring and open plan into a separate dining area which has double glazed patio doors onto the rear garden. To the rear of the property is the newly completed kitchen/ breakfast room, fitted with a comprehensive range of eye level, base and tall storage units, ample preparation surfaces with complementary uplifts, chef Island incorporating a ceramic hob with cupboards and drawers below and breakfast bar. There are a range of built in appliances and double glazed bi-folding doors opening onto the garden, a walk in pantry, useful matching utility room, door to separate store and cloakroom WC.

First Floor

From the main entrance hall, a staircase rises to the first floor galleried landing with doors leading off to: four excellent size bedrooms, a stunning traditional family bathroom with the addition of modern features, a recently installed shower room with a separate WC. Bedroom one has a bay window to the rear elevation and fitted wardrobes, bedroom, bedroom three also has a bay window but is located to the front elevation alongside bedrooms two and four. Three of these rooms are generous doubles with a versatile fourth room ideal as a study or child's room.





Outside

Externally the property is set well back from the road with a gravel driveway approach, providing parking for several vehicles leading to the attached garage. To the rear is a large south facing lawned garden, screened with mature trees and fencing providing privacy. There is a covered decked area, shed, mature borders and a variety of trees and shrubs.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Well presented detached family home
- Thoughtfully modernised throughout
- Newly fitted kitchen/breakfast room
- Three reception rooms
- Four excellent size bedrooms
- Newly installed shower room & WC
- Traditional bathroom with large storage cupboard
- Gravel driveway leading to the integral garage
- Envious south facing rear garden
- Excellent location for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

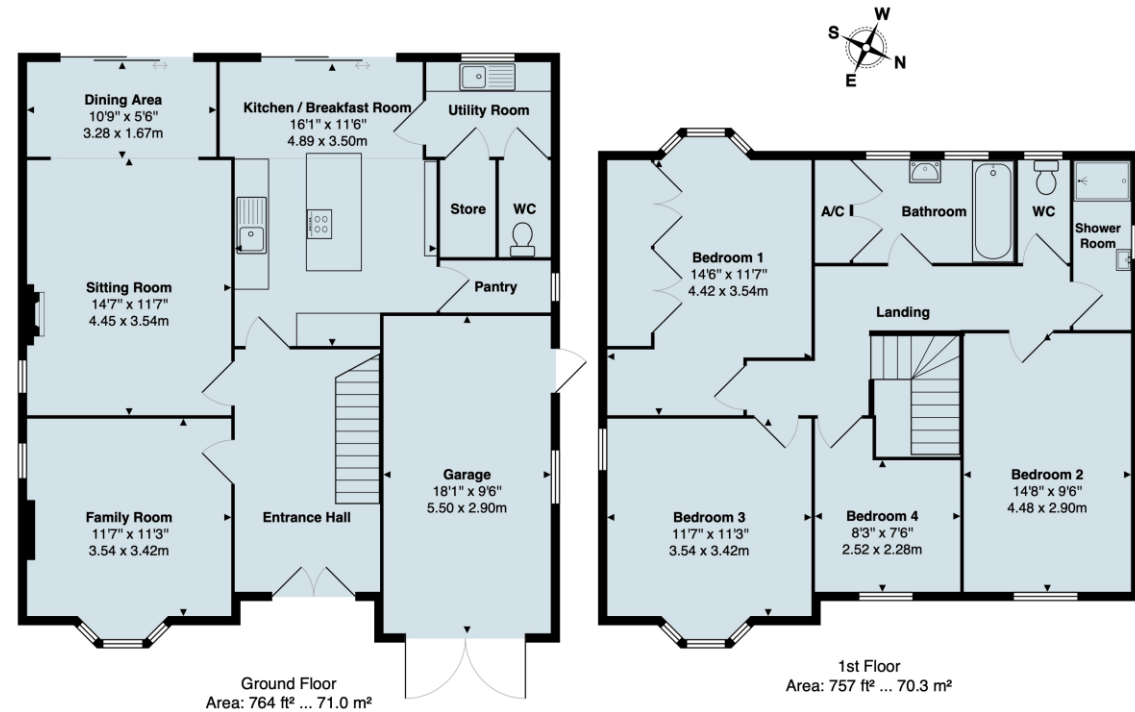
Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	40 E	
21-38	F		
1-20	G		



Total Area: 1520 ft² ... 141.2 m² (excluding garage)
All measurements are approximate and for display purposes only

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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