

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH COUNTRYSIDE VIEWS TO REAR



**17 HINCKLEY ROAD
ASTON FLAMVILLE LE10 3AG**

Offers Over £575,000

- Hall With Guest Cloakroom
- Large Sun Room
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Landscaped Private Rear Garden
- Three Spacious Reception Rooms
- Well Fitted Kitchen & Separate Utility Room
- Ensuite & Family Bathroom
- Large Detached Garage
- Open Countryside Views To Rear



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



Nestled in the charming village of Aston Flamville, this delightful detached house on Hinckley Road offers a perfect blend of comfort and elegance. With four generously sized bedrooms, one having an ensuite, this property is ideal for families seeking a spacious home. The three reception rooms provide ample space for relaxation and entertaining, ensuring that every family member can enjoy their own area. There is a good sized kitchen with utility room off and a further sun room.

One of the standout features of this home is the stunning open countryside views that can be admired from the rear of the property. These picturesque vistas create a serene backdrop, making it a perfect retreat from the hustle and bustle of everyday life. The private landscaped gardens further enhance the appeal, offering a tranquil outdoor space for gardening, play, or simply unwinding in the fresh air.

The accommodation throughout the house is notably spacious, allowing for comfortable living and the flexibility to arrange your home to suit your lifestyle.

COUNCIL TAX BAND & TENURE

Blaby Council - Band F (Freehold).

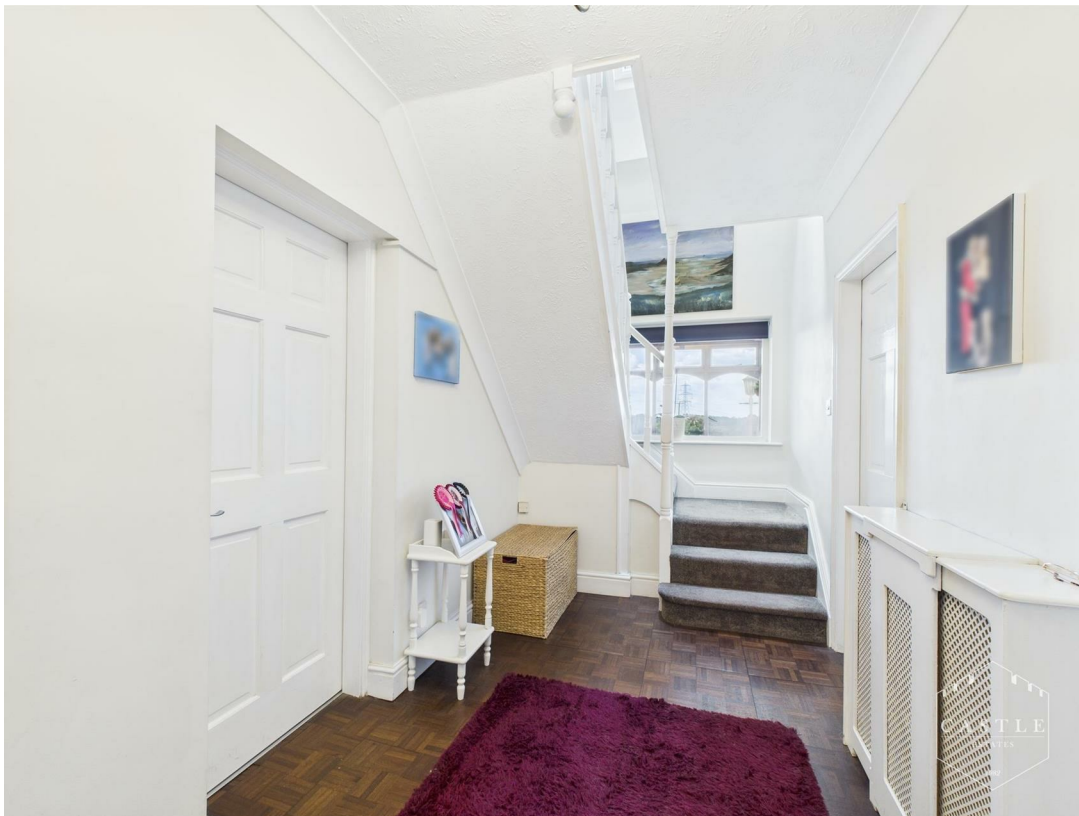
ENTRANCE VESTIBULE

having feature arched composite front door with leaded lights, parquet wood flooring and dado rail. Door to Hall

HALL

12'5" x 6'5" (3.80m x 1.96m)

having parquet wood flooring, central heating radiator and coved ceiling. Feature 'dog leg' staircase to the First Floor Landing.



GUEST CLOAKROOM

6'7" x 3'6" (2.01m x 1.09m)

having low level w.c., pedestal wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



LOUNGE/DINING ROOM

22'7" x 14'7" (6.90m x 4.45m)

having feature fireplace with beam over and inset fire, coved ceiling, two central heating radiators, tv aerial point, upvc double glazed window to front and aluminium sliding doors opening onto Sun Room.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



SUN ROOM

having central heating radiator, brick base, double glazed windows and two sets of double doors opening onto rear garden.



SUN ROOM



DINING/STUDY

12'7" x 9'11" (3.84m x 3.03m)

having upvc double glazed window to front, coved ceiling and central heating radiator. Double doors opening onto Family Room.

FAMILY ROOM

17'5" x 16'5" (5.32m x 5.02m)

having two central heating radiators, tv aerial point, coved ceiling, upvc double glazed windows to front and side. Double doors to Kitchen.



KITCHEN

21'6" x 6'11" (6.57m x 2.11m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with drainer and black mixer tap, ceramic tiled splashbacks, built in oven, ceramic hob with extractor hood over, integrated dishwasher, built in fridge freezer, wine rack, ceramic tiled flooring, central heating radiator, window to rear, window overlooking the Sun Room and door opening onto Sun Room.



KITCHEN



KITCHEN



UTILITY ROOM

10'1" x 4'11" (3.09m x 1.51m)

having base units and wall cupboards, contrasting work surfaces with inset sink with mixer tap, space and plumbing for washing machine and space for tumble dryer, central heating radiator and double glazed window with obscure glass.

FIRST FLOOR LANDING

16'9" x 3'9" (5.11m x 1.15m)

having spindle balustrading, two velux roof lights, inset LED lighting and under eaves storage.



FIRST FLOOR LANDING



MASTER BEDROOM

17'9" x 11'8" (5.43m x 3.58m)

having an excellent range of fitted furniture including wardrobes, bedside drawers and dressing table with drawers, two central heating radiators, tv aerial point, upvc double glazed window to front and velux roof light to rear.



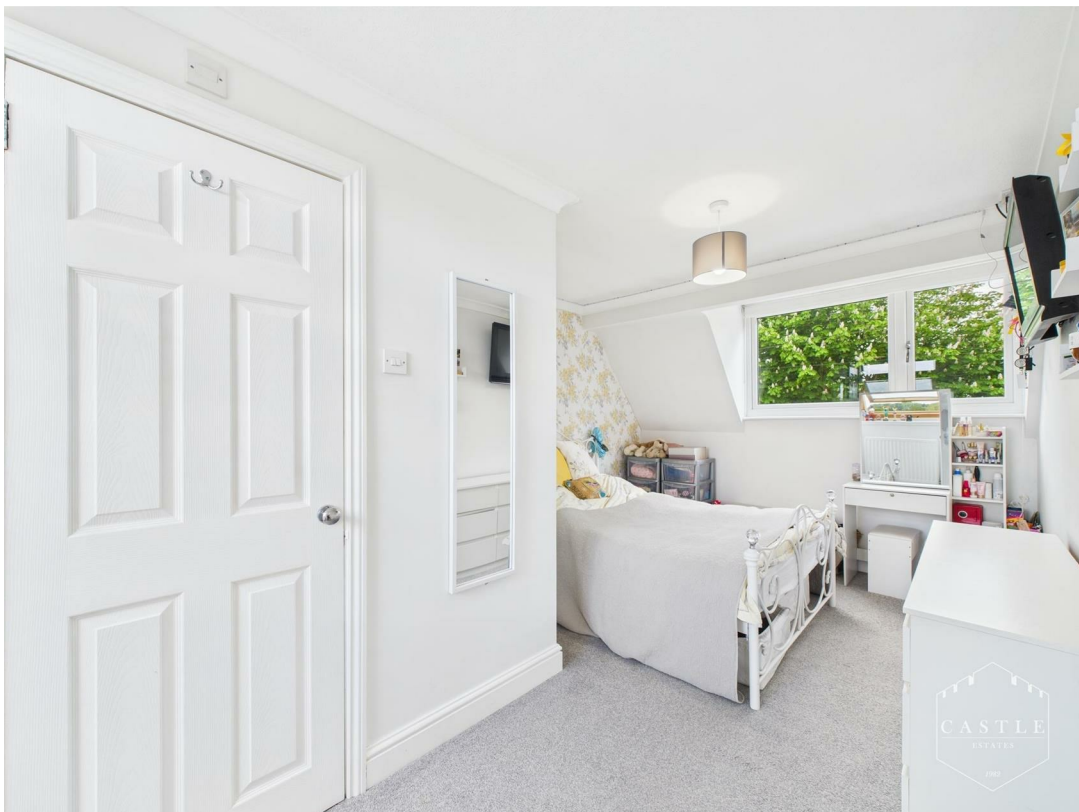
MASTER BEDROOM



BEDROOM TWO

16'9" x 9'8" (5.11m x 2.96m)

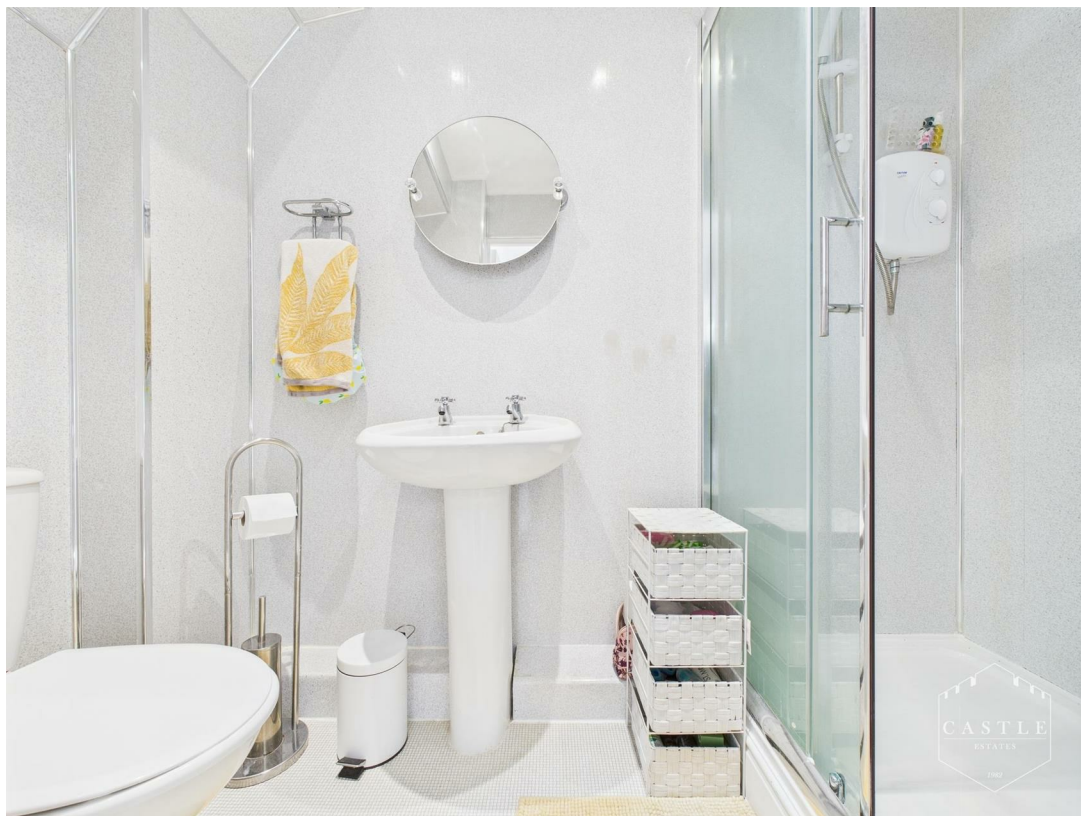
having central heating radiator, tv aerial point, upvc double glazed window to front and velux roof light to rear. Door to Ensuite Bathroom.



ENSUITE

7'8" x 3'10" (2.34m x 1.18m)

having shower cubicle, low level w.c., pedestal wash hand basin, easy clean walls and inset LED lighting.



BEDROOM THREE

10'7" x 10'0" (3.23m x 3.06m)

having an excellent range of fitted furniture including wardrobes and dressing table with drawers, central heating radiator and upvc double glazed window to front.



BEDROOM FOUR

12'0" x 6'5" (3.66m x 1.96m)

having fitted furniture including wardrobes, drawers and bed, central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

7'8" x 6'9" (2.35m x 2.06m)

having contemporary white suite including panelled bath with shower over and glass screen, vanity unit with wash hand basin and integrated low level w.c., ceramic tiled splashbacks, chrome heated towel rail inset LED lighting and upvc double glazed window.



OUTSIDE

There is direct vehicular access over a sweeping in and out good sized gravelled driveway with standing for numerous cars. Gated side pedestrian access via both sides leading to GARAGE with up and over door, power and light. Mainly laid to lawn gardens with large patio area, mature flower and shrub borders, well fenced boundaries. Open countryside views to rear.



OUTSIDE




OUTSIDE




OUTSIDE

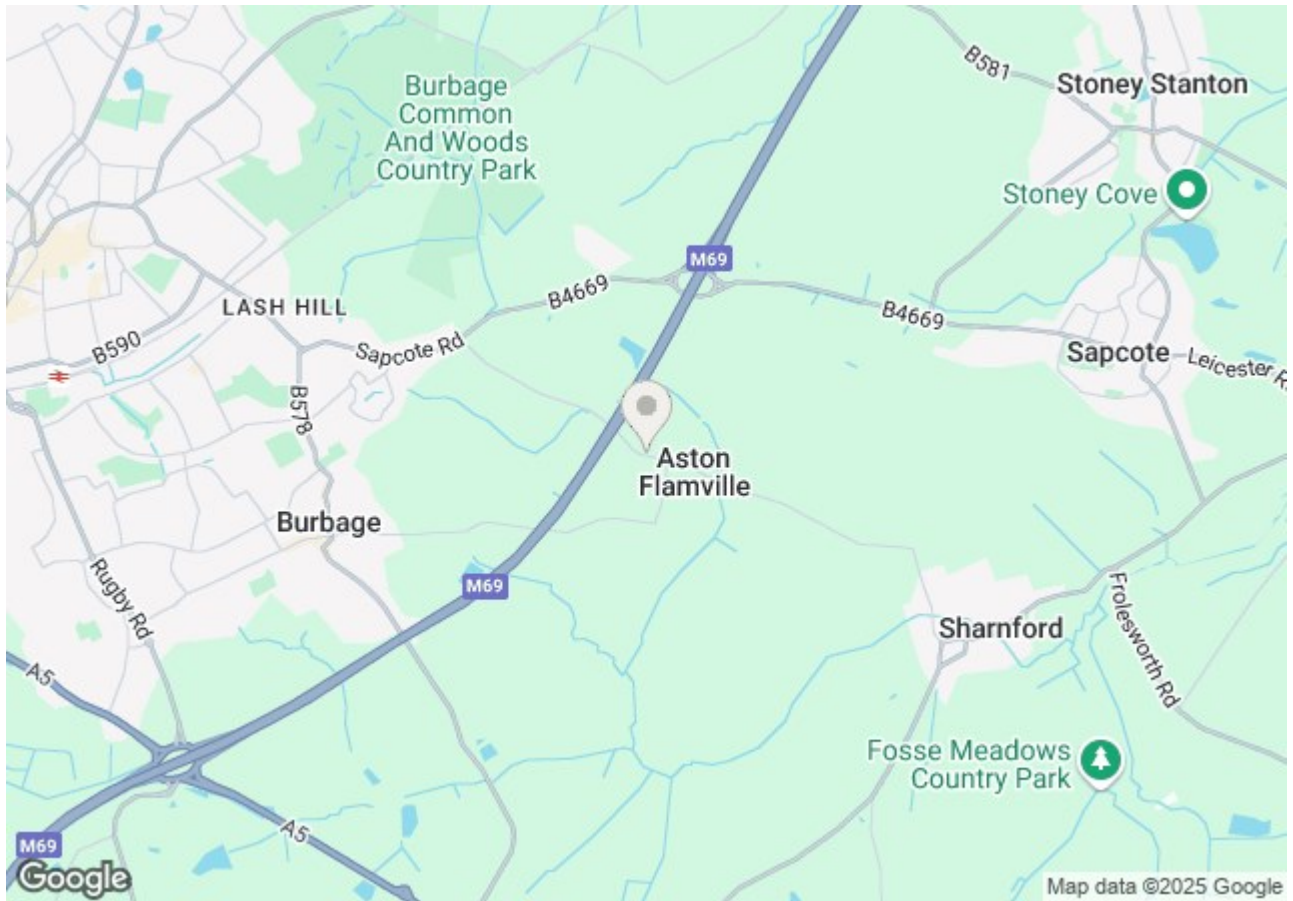


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
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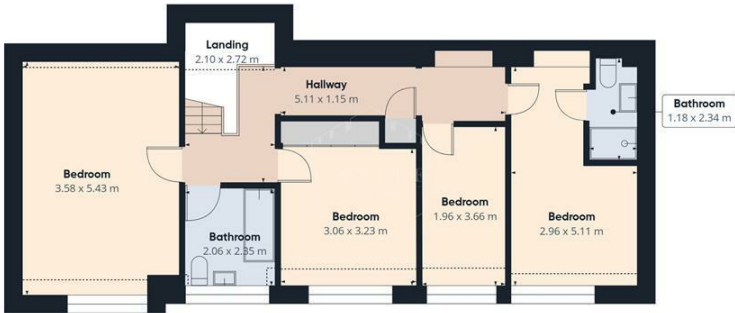


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Floor 0



Floor 1

Approximate total area⁽¹⁾
185.6 m²
Reduced headroom
5.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
