

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE AND PRIVATE REAR GARDEN SITUATED IN A SOUGHT AFTER AND CONVENIENT LOCATION



**1 AMBION WAY
HINCKLEY LE10 1JH**

Offers In The Region Of £525,000

- Impressive Hall With Guest Cloakroom Off
- Attractive Lounge With Bi-Fold Doors Opening Onto Garden
- Master Bedroom With Ensuite Shower Room
- Contemporary Fitted Family Bathroom
- Beautifully Landscaped Gardens Front & Rear
- Spacious Dining Room To Front
- Superb Shaker Style Breakfast Kitchen
- Four Further Good Sized Bedrooms
- Ample Off Road Parking & Integral Double Garage
- Sought After & Convenient Residential Location



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**** VIEWING ESSENTIAL **** Nestled in the desirable area of Ambion Way, Hinckley, this stunning detached house offers an exceptional living experience. The beautifully presented interiors create a warm and inviting atmosphere, making it easy to envision yourself settling in and making it your own.

Enjoying an impressive hall with guest cloakroom off, spacious dining room, attractive lounge and a superb Shaker style kitchen. To the first floor there is a master bedroom with ensuite, four further generously sized bedrooms and a contemporary fitted family bathroom. Outside the property has ample off road parking, integral double garage and well landscaped gardens.

The sought-after location adds to the appeal, providing convenience for local amenities, schools, and transport links.

This property truly stands out, and we highly recommend a viewing to fully appreciate all that it has to offer. Don't miss the opportunity to make this house your new home.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band E (Freehold).

ENTRANCE PORCH

having upvc double glazed front and side window. Inner door with leaded lights leading to Hall.

HALL

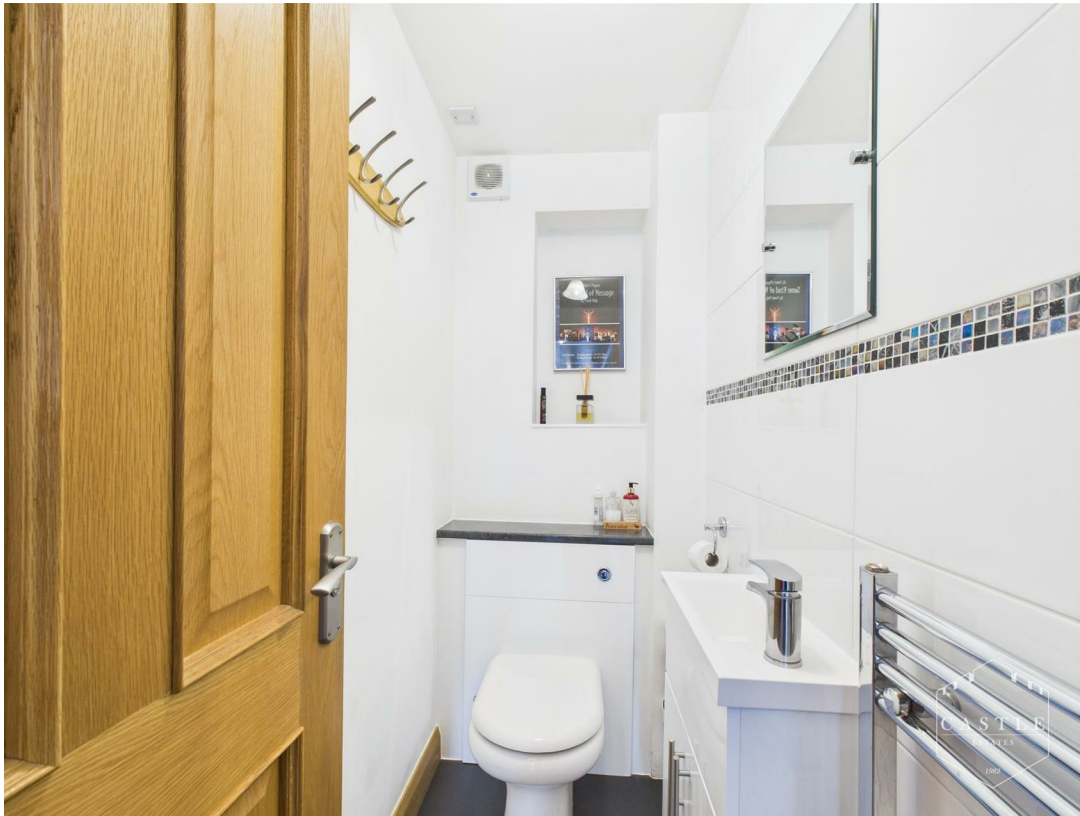
17'0" x 5'6" (5.2m x 1.7m)

having solid oak flooring, central heating radiator and coved ceiling. Solid oak and glass panelled feature 'dog leg' staircase to First Floor Landing.



GUEST CLOAKROOM

having integrated low level w.c., vanity unit with wash hand basin with chrome mixer tap, chrome heated towel rail, ceramic tiled splashbacks and extractor fan.



DINING ROOM

16'4" x 11'9" (5m x 3.6m)

having feature fireplace with living flame gas fire, wooden surround, marble back and hearth, two central heating radiators, solid oak flooring, wall light points, coved ceiling and upvc double glazed bay window to front with fitted shutters. Solid oak double doors with glass panes leading to Lounge.



DINING ROOM



LOUNGE

21'11" x 16'8" (6.7m x 5.1m)

having feature wall mounted electric fire, solid oak flooring, two central heating radiators, coved ceiling, wall light points, tv aerial point, two dual aspect upvc double glazed windows and bi-fold doors opening onto the landscaped rear garden.





BREAKFAST KITCHEN

19'4" x 9'10" (5.9m x 3m)

having an excellent range of light grey Shaker style units including base units, drawers and wall cupboards with under lighting, white quartz work surfaces and upstand, inset sink with mixer tap, space for rangemaster style cooker with quartz splashbacks and cooker hood over, integrated fridge freezer, integrated dishwasher, integrated tumble dryer, space and plumbing for washing machine, inset LED lighting, matching breakfast bar with further units beneath with space for four stools, designer central heating radiator and upvc double glazed windows to rear with fitted blinds and upvc double glazed door to rear patio area. Solid oak door leading to integral Double Garage.





DOUBLE GARAGE

16'4" x 16'8" (5m x 5.1m)

having two electric doors, power and light.

FIRST FLOOR LANDING

having access to the roof space, solid oak balustrade and glass panels.



MASTER BEDROOM

14'5" x 11'1" (4.4m x 3.4m)

having solid oak door, central heating radiator, tv aerial point and upvc double glazed window to front with fitted blinds. Solid oak door to Ensuite Shower Room.



ENSUITE SHOWER ROOM

having contemporary fitted suite including integrated low level w.c., dark grey vanity unit with wash hand basin and chrome mixer tap, double shower cubicle with chrome rain shower over and handheld shower, chrome ladder style heated towel rail, ceramic tiled splashbacks, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



BEDROOM TWO

11'9" x 10'2" (3.6m x 3.1m)

having solid oak door, central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM THREE

10'2" x 9'10" (3.1m x 3m)

having solid oak door, central heating radiator and upvc double glazed window to front.



BEDROOM FOUR

18'4" x 7'10" (5.6m x 2.4m)

having feature wooden beams, solid oak flooring, two central heating radiators and upvc double glazed window to front.



BEDROOM FIVE

8'2" x 6'6" (2.5m x 2m)

having central heating radiator and upvc double glazed window to rear.



FAMILY BATHROOM

having contemporary fitted suite including integrated low level w.c., grey vanity unit with wash hand basin and chrome mixer tap, double walk in shower with chrome rain shower over and handheld shower, chrome ladder style heated towel rail, ceramic tiled splashbacks and flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access leading to a tarmac driveway with standing for several cars leading to INTEGRAL GARAGE. Two separate external power points and tap. A lawned foregarden with flower border. Pedestrian access to the left hand side of the property leading to the lovely manicured and landscaped rear garden with patio area, lawn, further decked area, mature trees, shrubs and flower borders, bin storage. SUMMER HOUSE (3.3m x 2.7m) being carpeted with power and light. South west facing and private.






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		

England & Wales

EU Directive 2002/91/EC




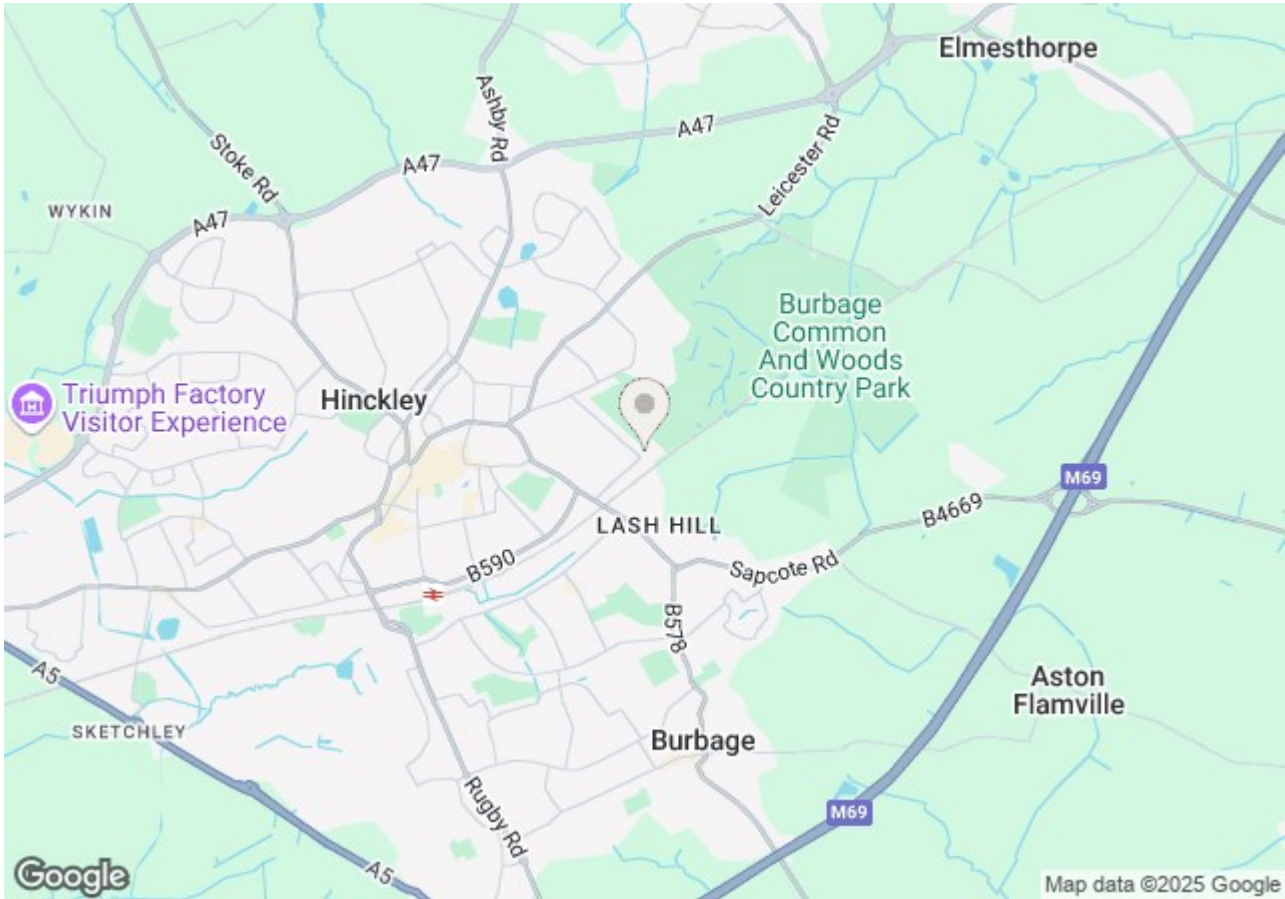
Environmental Impact (CO₂) Rating

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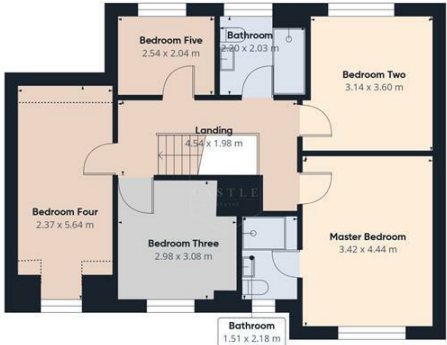
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Floor 0 Building 1



Floor 0



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Approximate total area⁽¹⁾
179.8 m²
Reduced headroom
1.8 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
