



236 Ashby Road, Hinckley, LE10 1SW
£625,000 Freehold


MARTIN&CO

Ashby Road, Hinckley

5 Bedrooms, 3 Bathroom

£625,000

- OFF ROAD PARKING WITH IN AND OUT DRIVEWAY
- FRONT ENTRANCE HALLWAY WITH DOWNSTAIRS WC
- EXTENDED DINING ROOM
- EXTENDED LOUNGE WITH CONSERVATORY
- EXTENDED KITCHEN WITH UTILITY AREA

A FOUR/FIVE BEDROOM DETACHED HOUSE IN HINCKLEY. Comprising hallway & WC, dining room, lounge, conservatory, kitchen & utility, bedroom/office, shower room. First floor three bedrooms, bathroom and en-suite. Second floor bedroom. Rear gardens. Gas central heating and double glazed.NO CHAIN!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALLWAY 17' 6" x 8' 1" (5.34m x 2.48m)
Entrance hallway providing access to the dining room, lounge, WC, kitchen and first floor. Having parquet flooring and decorated in a neutral colour.

EXTENDED DINING ROOM 13' 6" x 20' 6" (4.14m x 6.26m)
A large dining room with extended bays overlooking the patio and rear gardens. Having a carpeted floor and decorated in a neutral colour, this room also benefits from having a sliding door to the lounge. Double glazed patio doors lead out to the side patio area.

EXTENDED LOUNGE 13' 8" x 26' 2" (4.17m x 8.0m)
The large lounge benefits from having a log burner to the chimney breast and a sliding door to open up the room with the dining room. Having a carpeted floor and access to the rear conservatory.

CONSERVATORY 10' 0" x 13' 3" (3.05m x 4.06m)
UPVC double glazed conservatory with tiled floor and polycarbonate roof. Double door opening out to the

rear garden, and sliding door to the lounge.

EXTENDED KITCHEN 19' 11" x 20' 6" (6.08m x 6.25m)
Having wooden front wall and base kitchen units and island, all with stainless steel handles and granite effect work surfaces. Separate breakfast area overlooking the rear garden. Access to the rear garden, fifth bedroom/office, and utility room.

UTILITY ROOM 8' 5" x 7' 5" (2.59m x 2.28m)
Having wooden wall and base kitchen units and a tiled floor.

FIFTH BEDROOM/OFFICE AND SHOWER ROOM 10' 2" x 25' 9" (3.12m x 7.85m)
Side extension with direct access to the rear garden through double glazed patio doors. Wood laminate flooring and decorated in a neutral colour. Shower room with separate shower cubicle, sink and WC.

FIRST FLOOR LANDING AND WC 13' 4" x 7' 4" (4.08m x 2.25m)
Large landing with carpeted floor and wood varnished banister to the stairs. Access to the

separate WC, family bathroom, three bedrooms, office and second floor staircase.

REAR DOUBLE BEDROOM 12' 4" x 13' 1" (3.78m x 4.01m)
Located on the right-hand side, this rear bedroom benefits from having built in wardrobes and overlooking the rear garden.

SIDE OFFICE 6' 7" x 8' 5" (2.01m x 2.57m)
Side office with wooden desk and shelving units. Decorated in a neutral colour and having a carpeted floor.

MAIN BEDROOM WITH ENSUITE SHOWER ROOM 13' 2" x 19' 8" (4.02m x 6.0m)
Having a carpeted floor, built in wardrobes and a bay window overlooking the rear garden. Also benefitting from having an en-suite shower room.

FAMILY BATHROOM 8' 0" x 7' 1" (2.46m x 2.18m)
Comprising a white suite of bath with shower over, sink and WC.



REAR BEDROOM 10' 6" x 12' 7" (3.21m x 3.84m) This left-hand rear bedroom overlooks the rear garden and has a carpeted floor and is decorated in a neutral colour.

SECOND FLOOR BEDROOM AND OFFICE AREA 20' 6" x 11' 7" (6.25m x 3.54m) This loft bedroom benefits from having an office area adjacent to the stairs. The bedroom is decorated in a neutral colour and has two velux windows.

OUTSIDE Having a good-sized front garden with "in and out" front driveway and modern timber shed for storage at the rear. There is access to the side patio area which leads to the lawned rear garden with borders and modern wooden fencing.

SOLAR PANELS There is a full set of 16 solar panels providing electricity and heating for the hot water installed in 2015. These are owned and you will receive a payment every quarter.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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